

**FLAT 21 ROSE TOWER
62 CLARENCE PARADE, SOUTHSEA,
HAMPSHIRE, PO5 2HX**



£269,995 Leasehold

TWO BEDROOM APARTMENT WITH PARKING & SEA VIEWS! Situated on the seventh floor of the highly desirable building of Rose Tower along Clarence Parade and enjoying interrupted views of Southsea Common and The Solent. The light and airy accommodation briefly comprises; entrance hall with parquet flooring, fitted shower room, fitted kitchen, two bedrooms (both with fitted wardrobes) and a westerly aspect living room. An allocated parking space can be found to the rear of the building. The apartment is conveniently located within walking distance to Palmerston Road shopping precinct and all that Southsea has to offer, we feel this property should not be missed! Additional benefits include lift access to all floors, double glazing, storage shed and NO FORWARD CHAIN. An internal viewing is advised at your earliest convenience.

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COMMUNAL ENTRANCE

Security intercom system.

COMMUNAL HALLWAY

Stairs and lift to all floors.

HALLWAY

Storage cupboard, parquet flooring, doors to all rooms.

BEDROOM TWO

10' 10" x 6' 9" (3.32m x 2.08m)

Double glazed window to rear elevation, carpeted, radiator, built-in wardrobe.

BATHROOM

10' 10" x 5' 4" (3.31m x 1.64m)

Walk-in shower cubicle with thermostatic shower, vanity unit housing wash basin, low level WC, bidet, storage cupboard, radiator, tiled to principal areas and tiled floor, obscure double glazed window to rear elevation.

KITCHEN

14' 11" x 7' 7" (4.57m x 2.33m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit, electric oven and electric hob, integral fridge, space and plumbing for washing machine, storage cupboards, double glazed window to rear elevation with far reaching views over Portsmouth.

BEDROOM ONE

12' 9" x 10' 0" (3.91m x 3.06m)

Double glazed window to front elevation with sea views reaching as far as the Isle of Wight, built-in wardrobes and cabinets, radiator, carpeted.

LOUNGE

18' 2" x 11' 10" (5.54m x 3.63m)

Double glazed window to front elevation with views as far as the Isle of Wight, carpeted, radiator.

PARKING

One allocated parking space.

AGENTS NOTE:

COUNCIL TAX

Band D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of 01/03/2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Dack Property Management.

Balance of Lease: 135 years remaining.

Ground Rent Charges: £30 per annum.

Ground Rent Review Period: Next Review 2036.

Maintenance/Service Charges: £3,872.45 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in above service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SEVENTH FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Measure 12/2011

OFFICE ADDRESS

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OFFICE DETAILS

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH