

**FLAT 1 REDCLIFFE GARDENS
122 CLARENDON ROAD, SOUTHSEA,
PO4 0SF**



£250,000 Leasehold

TWO BEDROOM APARTMENT WITH OFF ROAD PARKING & NO FORWARD CHAIN! An opportunity has arisen to purchase this spacious ground floor apartment located just a short stroll from Southsea seafront and South Parade Pier! A well-presented throughout apartment comprising a spacious 20ft x 15ft (approx.) living room, 16ft (approx.) master bedroom, additional double bedroom, four-piece bathroom and modern fitted kitchen/breakfast room. Benefits include a 965 year lease, gas central heating and double glazing (where stated). To the rear of the property you will find a courtyard garden with hardstand for allocated off road parking. Viewings on this property are highly recommended to fully appreciate all that's on offer. Viewings can be arranged by contacting our Southsea branch along Marmion Road.



ENTRANCE

Accessed via private courtyard to the front of the property, door to:-

HALLWAY

Doors to all rooms, cupboards housing consumer unit and smart meter, radiator, laminate flooring.

LOUNGE

19' 11" into bay x 15' 6" into recess (6.08m x 4.74m)
Sash bay window to front elevation, radiator, contemporary open fireplace, laminate flooring.

BEDROOM ONE

16' 2" x 13' 3" at widest point (4.94m x 4.06m)
Double glazed window to rear elevation, built-in wardrobe, radiator, carpeted.

BATHROOM

10' 4" at widest point x 6' 8" (3.17m x 2.05m)
Four-piece suite comprising panel enclosed bath with mixer tap and shower attachment, close coupled WC, shower cubicle with glass door and thermostatic shower and hand attachment, wall mounted wash basin with mixer tap, heated towel rail, tiled to principal areas and vinyl flooring, extractor fan.

BEDROOM TWO

9' 9" x 9' 11" (2.99m x 3.04m)
Double glazed window to side elevation, radiator, carpeted.

KITCHEN/BREAKFAST ROOM

10' 4" x 13' 10" (3.16m x 4.24m)
Fitted kitchen comprising wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in electric oven and gas hob, spaces and plumbing for washing machine and tumble dryer, space for fridge/freezer, wall mounted boiler, radiator, tiled to principal areas and vinyl flooring, double glazed door to courtyard, dual aspect double glazed windows.

OUTSIDE:

REAR COURTYARD

Rear pedestrian access, hardstand for off road parking, double gates.

PARKING

Allocated parking space for one vehicle.

AGENTS NOTE:

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	70	76
(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 March 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Dack Property Management

Balance of Lease: 965 years remaining

Ground Rent Charges: N/A

Ground Rent Review Period: N/A

Maintenance/Service Charges: £1079.00 per annum

Maintenance /Service Charges Review Period: TBC

Building Insurance: £300.00 per annum

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



Whilst 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 misstatement. 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.
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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