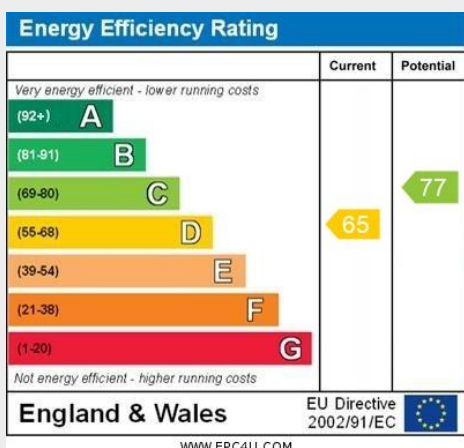


**21 PENDRAGON APARTMENTS
57-60 CLARENCE PARADE,
SOUTHSEA,
PO5 2HR**



£163,500 Leasehold

ONE BEDROOM SEAFRONT APARTMENT WITH OFF ROAD PARKING! An opportunity to purchase a well-presented, second floor apartment in the imposing Pendragon Apartments. Perfectly situated with Southsea Common just opposite, the seafront and an array of bars and restaurants along Palmerston Road and Marmion Road within a short walk. The internal accommodation on offer comprises; entrance hallway, modern fitted kitchen, separate living room, modern shower room and double bedroom. The elusive allocated parking space can be found to the rear of the block. For further details or to arrange your viewing, please call the Southsea office.



COMMUNAL ENTRANCE

Stairs to communal front door, security entry intercom system.

COMMUNAL HALLWAY

Lift and stairs to all floors, door to:-

ENTRANCE HALLWAY

Laminate flooring, radiator, doors to all rooms.

LIVING ROOM

15' 7" x 9' 0" (4.77m x 2.76m)

Double glazed sash window to rear elevation, laminate flooring, radiator, security entry phone system, opening to:-

KITCHEN

12' 1" x 4' 9" (3.70m x 1.47m)

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven with gas hob over, integral fridge/freezer, space and plumbing for washing machine, tiled to principal areas, laminate flooring continued.

SHOWER ROOM

5' 6" x 7' 8" (1.68m x 2.34m)

Glass shower cubicle with thermostatic shower and oversized shower head, wall mounted hand basin with mixer tap, low level WC, towel rail radiator, tiled flooring, double glazed obscure sash window to side elevation.

BEDROOM

11' 8" x 11' 2" (3.58m x 3.42m)

Double glazed sash window to rear elevation, radiator, carpet, cupboard housing wall mounted combination boiler.

PARKING

One allocated parking space.

AGENTS NOTE:

COUNCIL TAX

Band B.



LEASE INFORMATION:



As of August 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Cosgroves.

Balance of Lease: 99 years remaining.

Ground Rent Charges: £150 per annum.

Ground Rent Review Period: Every 10 years.

Maintenance/Service Charges: £1912.00 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in Maintenance/Service Charge.

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

SECOND FLOOR



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 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 Metrepx 6.0.0.2

OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,
PO5 2DT

OFFICE DETAILS

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southsea@jeffries.co.uk
www.jdea.co.uk

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