



2 Rydal Hall, 40 Clarence Parade
Southsea, PO5 2EU

Asking Price £240,000

cogroves

Sales, Rentals and Block Management

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EXTREMELY SPACIOUS 1 BEDROOM HALL FLOOR APARTMENT WITH SOUTHERLY FACING OUTLOOK OVER SOUTHSEA COMMON. OFFERED WITH SHARE OF FREEHOLD. Conveniently located just a short walk to seafront and Southsea attractions. Within minutes of Palmerston Road, shops, cafes, bars, restaurants, library and bus routes. The accommodation comprises a very large lounge/dining room with bay window offering delightful views over Southsea Common. Fitted kitchen with appliances, fitted bathroom, double bedroom with double wardrobe. Other benefits include high ceilings, ornate coving, ceiling rose, double glazing, gas central heating and several storage cupboards.

Communal Entrance

Communal entrance with security intercom providing access steps leading to communal hall. Flat front door to:

Entrance Hall

Laminate flooring, spotlights, security entry phone, coved ceiling, picture rail, two storage cupboards.

Lounge/Dining Room

23'9 into bay x 17'6 (7.24m into bay x 5.33m)

Double glazed bay window to front offering delightful views over Southsea Common. Ornate coved ceiling with central ceiling rose, picture rail, fireplace surround, radiator, fitted wood shelves, built in storage cupboards, housing gas meter and electric consumer unit, telephone/broadband point.

Kitchen

13' x 8'3 (3.96m x 2.51m)

Single drainer stainless steel sink unit with range of wall and base cupboards, drawers and worktops over. Built in oven, extractor, induction hob, gas point behind oven if gas cooking is preferred. Washing machine, fridge freezer, radiator, laminate flooring, double glazed window to rear, part tiled walls, Ideal Logic gas boiler.

Bedroom

13'9 x 11'1 (4.19m x 3.38m)

Double glazed window to rear, radiator, fitted double wardrobe, picture rail, coved ceiling.

Bathroom

7' 8 x 6'7 (2.13m x 2.01m)

Suite comprising bath with Triton electric shower, WC, wash hand basin, part tiled walls, tiled flooring, vertical radiator/towel rail, fitted wall mirror, floor cabinet.

Additional Information

Tenure - Share of freehold

Length of Lease - 999 years from 01/06/1983 - 956 Years remaining

Service Charge - £1200pa - Includes buildings insurance

Ground Rent - N/A

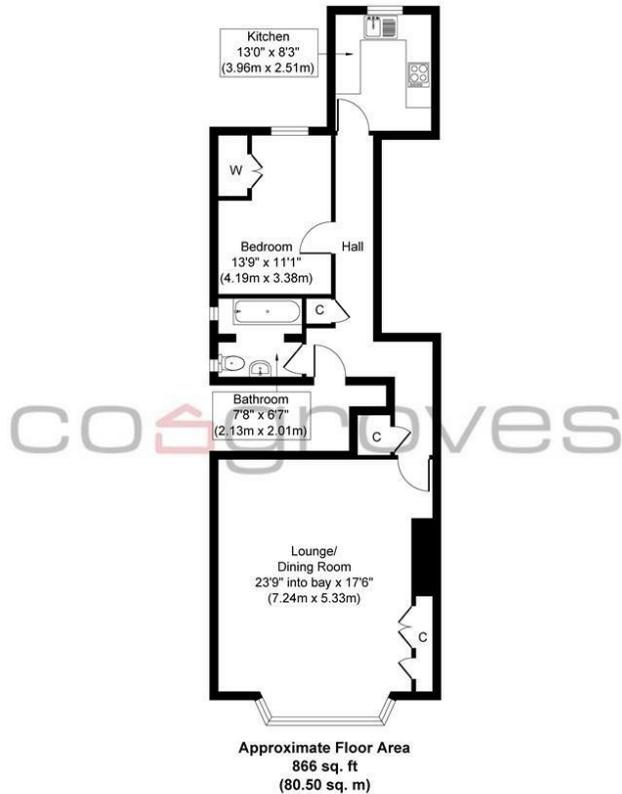
Council Tax Band - C

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All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

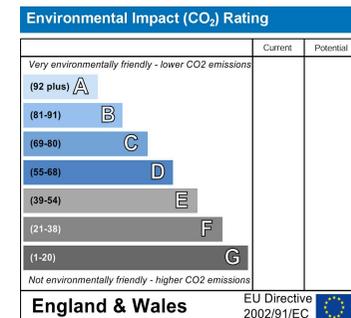
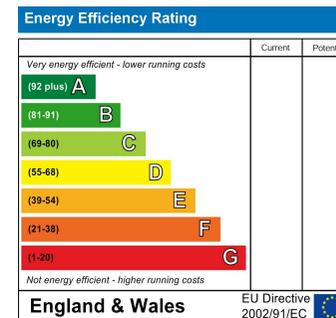
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cosgroves

Sales, Rentals and Block Management

49-51 Osborne Road
Southsea
Hampshire
PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

