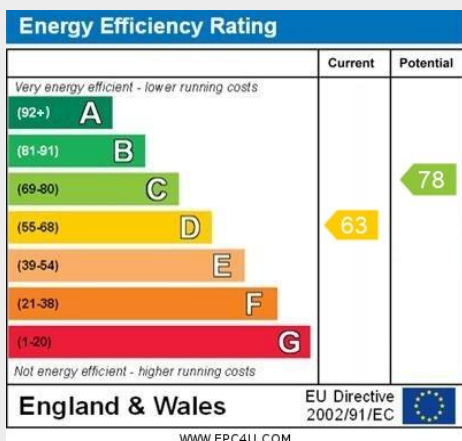




£157,500 Share of Freehold

SEAFRONT LOCATION & NO FORWARD CHAIN! A well-presented first floor apartment situated in the imposing Balmoral Court, Clarence Parade. Situated perfectly for access to the common, seafront and numerous bars and restaurants, as well as Palmerston Road shopping precinct. The property briefly comprises one bedroom, a 15ft x 14ft (approx.) lounge, separate modern fitted kitchen with breakfast bar and modern fitted bathroom. Additional benefits include a share of the freehold, long lease of 900+ years, double glazing, gas central heating and no forward chain. We highly advise an internal visit to the property, so call the Southsea branch as soon as possible.



COMMUNAL ENTRANCE

Security entry system, door to:

COMMUNAL HALL

Lift and stairs to first floor, door to apartment 18.

HALLWAY

Spacious hallway providing access to all rooms, security entry phone, radiator.

KITCHEN

11' 5" at widest point x 9' 6" (3.49m x 2.90m)
 Double glazed window to rear elevation, modern fitted units comprising a range of wall and base level storage incorporating roll edge work surfaces, built-in oven with gas hob and extractor hood over, one and a half stainless steel sink and drainer unit with mixer tap, integral fridge, integral freezer, integral washing machine, breakfast bar, wall mounted combination boiler, radiator, tiled to principal areas.

BEDROOM

11' 6" x 11' 0" into recess (3.52m x 3.37m)
 Double glazed window to rear elevation, radiator, meter cupboard housing gas meter.

BATHROOM

6' 5" x 7' 6" (1.98m x 2.31m)
 Obscure double glazed window to side elevation, panel enclosed bath with mixer tap/shower attachment, close coupled WC, basin in vanity unit, radiator, tiled to principal areas and tiled flooring.

LOUNGE

15' 4" at widest point x 14' 1" (4.69m x 4.31m)
 Double glazed window to rear elevation, radiator, TV point, wood effect laminate flooring.

AGENTS NOTE:

COUNCIL TAX Band B



LEASE INFORMATION:



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

Tenure: Share of Freehold.

Landlord/Managing Agent: GD3.

Balance of Lease: Approx 990 years remaining.

Ground Rent Charges: Included in Maintenance/Service Charges.

Ground Rent Review Period: Half yearly.

Maintenance/Service Charges: £2160.00pa.

Maintenance /Service Charges Review Period: Half yearly.

Building Insurance: Included in Maintenance/Service Charges.

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 floor plan 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
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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