



15 Pendragon Apartments Clarence Parade  
Southsea, Hampshire PO5 2HR

Offers Over £230,000

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Sales, Rentals and Block Management

# 15 Pendragon Apartments Clarence Parade, Southsea, Hampshire PO5 2HR

2 BEDROOM FIRST FLOOR APARTMENT SITUATED WITHIN THIS SEAFRONT BLOCK WITH LIFT, & ALLOCATED PARKING. The overall accommodation comprises 2 bedrooms, good size lounge/kitchen with appliances, modern fitted bathroom. The property is fitted with double glazing and gas central heating. Being sold with a remaining lease of approximately 99 years. This seafront block is a short walk to Southsea Seafront, Southsea Common, Palmerston Road Shopping Precinct, bars, restaurants, cafes and bus routes.

## Communal Entrance

Stairs and lift to first floor.

## Flat front door to:

## Entrance Hall

Two radiators, spotlights, security entry phone, 2 storage cupboards housing electric meter and consumer unit, wall mounted thermostat control, laminate flooring.

## Lounge

14' x 8'9 (4.27m x 2.67m)

Double glazed window to rear, radiator, spotlights.

## Kitchen

11' x 10' (3.35m x 3.05m)

One and a half bowl sink unit with a range of wall and base cupboards with work surfaces over. Built in oven, hob and extractor, integrated fridge/freezer, plumbing for washing, part tiled walls, double glazed window to rear, spotlights, wall mounted Ideal gas boiler. (replaced in 2022)

## Bedroom 1

12'2 x 12'8 (3.71m x 3.86m)

Double glazed window to rear, radiator, spotlights, laminate flooring, fitted wardrobes.

## Bedroom 2

11'8 x 8'5 (3.56m x 2.57m)

Double glazed window to front with views towards Common, radiator.

## Bathroom

6'6 x 6' (1.98m x 1.83m)

White suite comprising bath with shower over, wash hand basin, WC, tiled walls, laminate flooring, spotlights, extractor, ladder radiator, double glazed window to side.

## Allocated Parking

Allocated parking space accessed from the rear of the building and is undercover.

## Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st January 2000 - 99 years remaining (Approx)

Service Charge - £1912pa - Includes buildings insurance

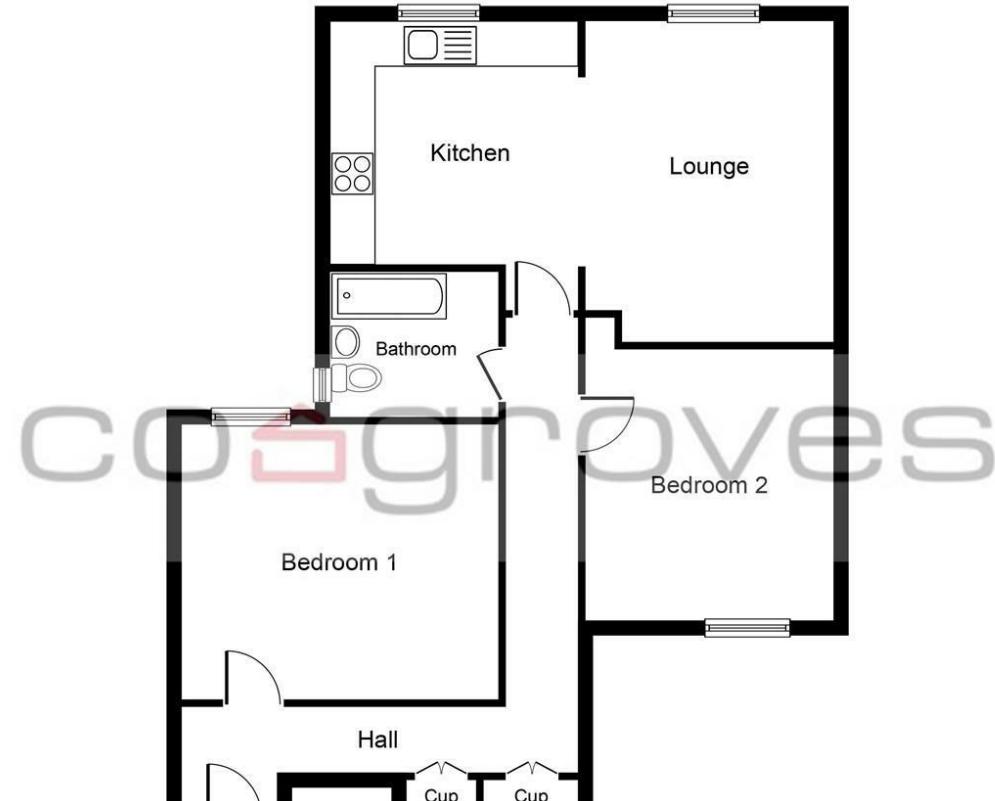
Ground Rent - £150 pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.

Reference to appliances and/or services does not imply they have been tested.





## Pendragon Apartments, 57-60 Clarence Parade, Southsea, PO5 2HR

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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