

FOR SALE



Flagstaff Green, Clarence Yard
Asking Price Of £210,000


MARTIN&CO

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- No Forward Chain
- Allocated Parking Space
- Two Double Bedrooms
- Two Bathrooms
- Long Lease

Stylish first floor apartment in the historic Royal Clarence Yard, offering two bedrooms, two bathrooms (main with ensuite), a fitted kitchen with integrated appliances, generous storage, and views of the water fountain and architecture. Complete with lift access, communal parking, and no onward chain.

PROPERTY DESCRIPTION This beautifully presented first floor apartment offers two well-proportioned bedrooms, including a main bedroom with ensuite, a further family bathroom, and a smart fitted kitchen complete with fitted fridge freezer and dishwasher. There is also plumbing for a washing machine within a separate storage cupboard, alongside another generous storage cupboard.

The apartment enjoys lovely views over the water fountain and surrounding architecture, creating a real sense of character and charm. Additional benefits include a secure entry system, lift access from the main lobby, and communal parking.



Set within the sought-after Royal Clarence Yard, with access to Royal Clarence Marina, steeped in rich naval and military history, the apartment provides generous living space in a unique waterside setting.

Offered with no onward chain, this property is ideal for those seeking a stylish home or investment by the water. Viewing is highly recommended to fully appreciate all it has to offer.

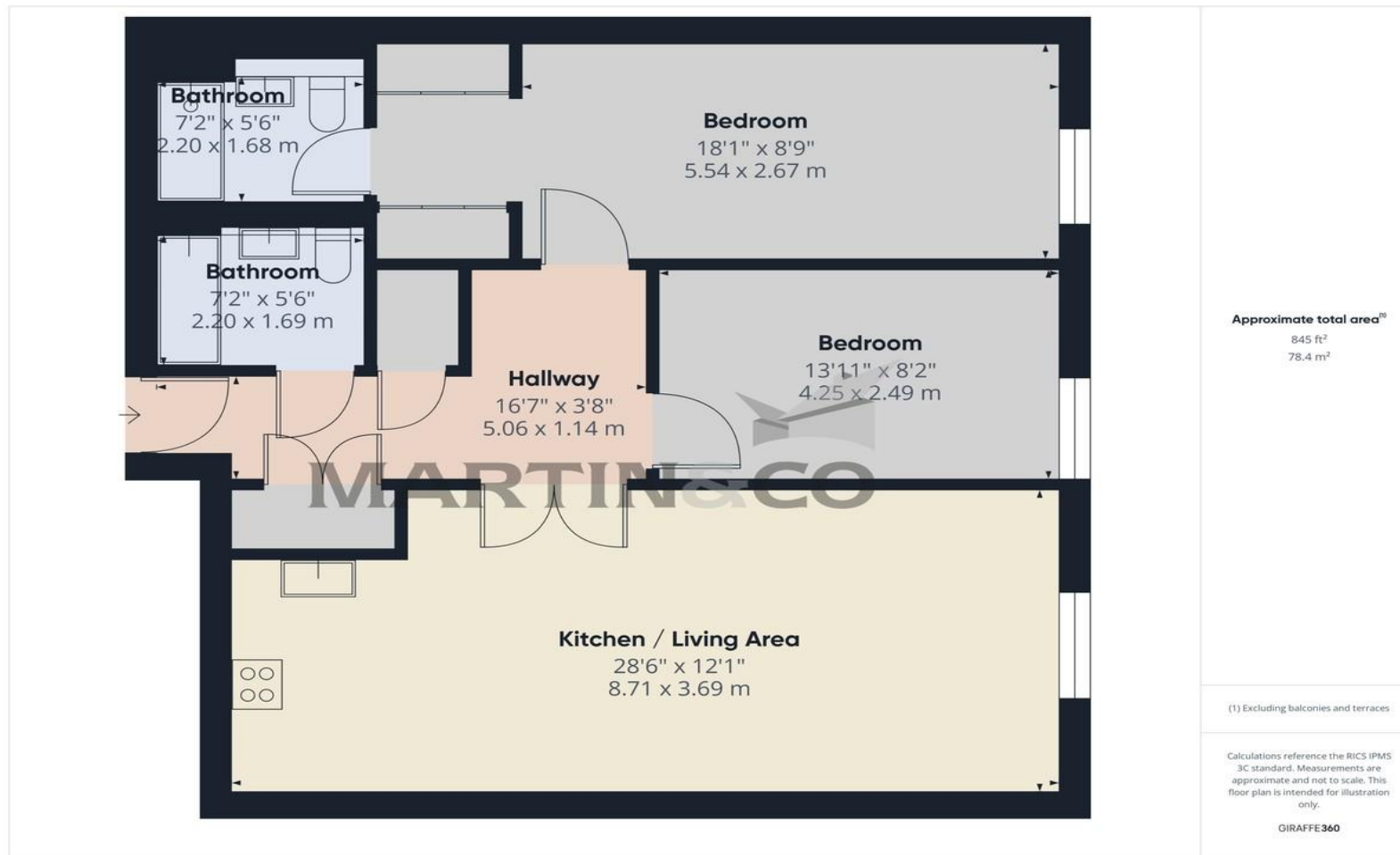
HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.

LEASEHOLD INFORMATION Service Charge - £2800pa
Ground Rent - £250pa
Years Left On Lease - 982
Water Charge - £250pa

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.