**4 Admirals Court 14 Clarence Parade**
**Southsea, Hampshire PO5 3NR**
**Asking Price £142,500**

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Sales, Rentals and Block Management

# 4 Admirals Court 14 Clarence Parade, Southsea, Hampshire PO5 3NR

1 BEDROOM GROUND FLOOR APARTMENT SITUATED WITHIN THIS SEAFRONT BLOCK WITH ALLOCATED PARKING, SHARE OF FREEHOLD & NO CHAIN. The property is in good decorative order with some new floor coverings fitted recently along with a new fitted kitchen. Good side double bedroom and white bathroom suite. Other benefits include double glazing. electric heating and storage cupboards in hall. Located in this central location close to Southsea Seafront, Southsea Common, Palmerston Road Shopping Precinct, bars, restaurants, coffee shops and bus routes.

**Communal Entrance**
Security entry system leading to communal hall.

**Flat front door to:**

**Hall**
Wall mounted security entry phone, coved ceiling, newly laid laminate flooring. Cupboard housing hot water tank and additional storage cupboard with electric meter and consumer unit.

**Lounge**
10'7 x 10'2 (3.23m x 3.10m)
Double glazed window to rear, feature fireplace, electric heater, newly laid laminate flooring, coved and textured ceiling, television and telephone points. Archway to kitchen.

**Kitchen**
6'8 x 7'4 (2.03m x 2.24m)
Newly fitted fitted kitchen comprising sink unit with a range of wall and base cupboards with works surfaces over. Fitted electric oven, hob and extractor. Plumbing for washing machine and space for tall fridge/freezer. Part tiled walls, coved ceiling and newly laid laminate flooring.

**Bedroom**
18'1 x 8'8 (5.51m x 2.64m )
Good size room with double glazed window to rear, newly fitted laminate flooring, electric heater, coved and textured ceiling.

**Bathroom**
7'9 x 6'4 (2.36m x 1.93m)
This white suite comprises bath with shower over, WC, vanity wash hand basin with storage cupboards. Part tiled walls, tiled flooring, newly fitted heated towel rail, extractor fan.

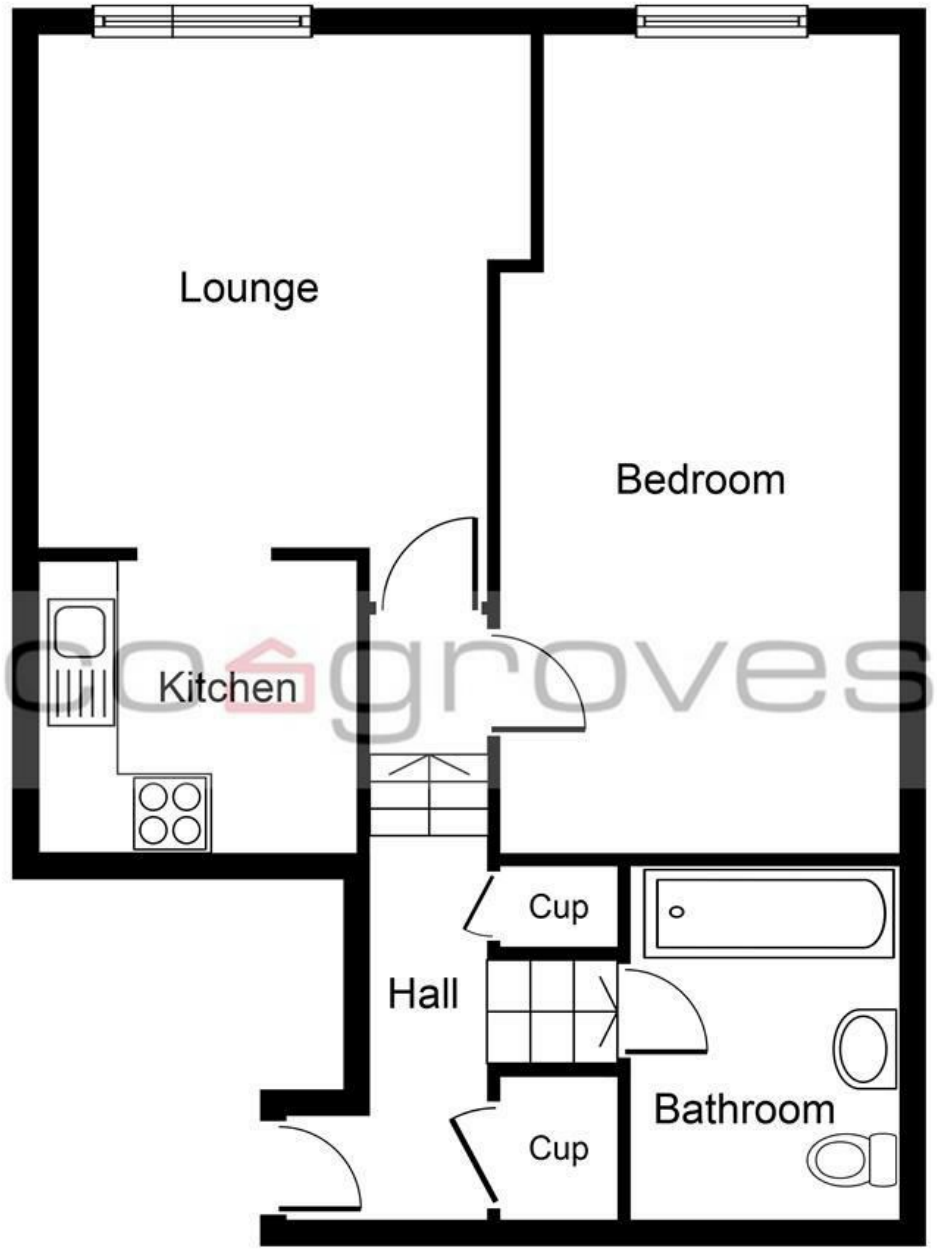
**Allocated Parking**
Allocated parking space to rear of development.

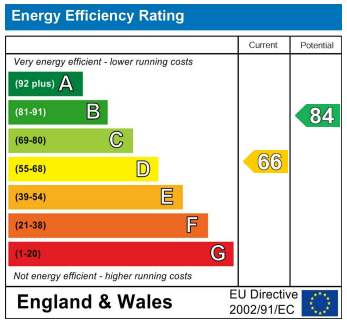
**Additional Information**
Tenure - Share of freehold
Service Charge - £2402.25pa - Includes buildings insurance and both Portsmouth Water & Southern Water rates.
Ground Rent - N/A
Lease - 999 Years from 01/01/2015 - 988 years remaining approximately

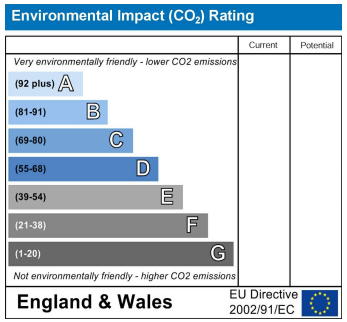
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.

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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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