

**FLAT 12 SOLENT APARTMENTS
SOUTH PARADE,
SOUTHSEA, PO5 2AZ**



£165,000 Leasehold

LOVELY ONE BEDROOM APARTMENT WITH NO FORWARD CHAIN! A lovely example of a one bedroom apartment found along one of Southsea's most requested seafront locations. South Parade is within a short stroll of South Parade Pier, Central Southsea shopping precinct and the Common! The property briefly comprises; entrance hallway, modern fitted kitchen and living room, double bedroom and a lovely bathroom suite. Additional benefits include gas central heating and double glazing throughout. To appreciate all this property has to offer, please call us at your earliest convenience to arrange your viewing.



COMMUNAL ENTRANCE

Security entry system, communal door to:-

COMMUNAL HALL

Personal post boxes, lift and stairs to all floors, door to Apartment 12.

HALLWAY

Doors to all rooms, carpeted.

KITCHEN

5' 11" x 9' 5" (1.81m x 2.89m)

Lovely fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, sink and drainer unit, space for freestanding cooker, space for washing machine, space for under counter fridge/freezer, wall mounted boiler, tiled to principal areas and tiled flooring, door to:-

BATHROOM

7' 1" x 9' 1" (2.18m x 2.78m)

Panel enclosed bath with central tap with shower attachment, wash basin, low level WC, tiled to principal areas and tiled flooring, radiator, double glazed window to side elevation.

BEDROOM

7' 9" x 9' 6" (2.38m x 2.92m)

Double glazed window to side elevation, carpeted, radiator.

LOUNGE

8' 9" x 13' 1" (2.69m x 4.01m)

Double glazed window to rear elevation, carpeted, radiator.

AGENTS NOTE:

COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



LEASE INFORMATION:



As of April 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: GD3

Balance of Lease: 101 years remaining.

Ground Rent Charges: £75 per annum.

Ground Rent Review Period: 25 years.

Maintenance/Service Charges: £2,736.51 per annum.

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included within service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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