

bushnell porter



Glendower Apartments 22-23 South Parade Southsea PO5 2HN



- Communal entrance hall
- Security entrance phone
- Lift and stairs to all floors
- Owners entrance hall
- Rear aspect lounge with roof top views
- Wood grain shaker design maple coloured panel effect kitchen
- White four piece bathroom suite
- Two bedrooms
- Master bedroom with ensuite shower room
- Gas central heating and double glazing
- Allocated car parking
- Block situated on Southsea seafront



Independent Estate Agents

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Other Offices in Hampshire



A two bedroom third floor rear aspect seafront apartment which has the benefit of an allocated car parking space.

ACCOMMODATION

COMMUNAL ENTRANCE HALL via security entrance phone, lift and stairs to all floors.

OWNERS ENTRANCE HALL with wood grain effect doors to all rooms with chrome furniture, security entrance phone, panelled radiator.

LOUNGE 13ft (3.98m) x 14ft (4.26m) rear aspect room via double glazed period style sliding sash window, panelled radiator, three wall light points, inset ceiling chrome spotlights.

KITCHEN 13ft (3.98m) x 7ft 6 (2.28m) reducing to 5ft 8 (1.75m) rear aspect room via double glazed period style sliding sash window with roof top views and views towards Portsdown hill in the distance, kitchen comprising wood grain panel effect maple coloured shaker design kitchen with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc swan neck mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, two glazed display cupboards, built-in brushed steel electric oven with four ring gas hob and brushed steel cooker hood over, space for freestanding fridge/freezer, space for washing machine, panelled radiator, wall mounted boiler, inset ceiling spotlights.

BEDROOM 1 13ft (3.97m) x 13ft 1 (3.99m) side aspect room via double glazed sliding sash window, panelled radiator, inset ceiling spotlights, built-in double wardrobe via wood grain effect door concealing hanging rail and storage shelf space, wood grain effect door leading through to ensuite shower room.

ENSUITE SHOWER ROOM 9ft 8 (2.94m) x 4ft 5 (1.36m) reducing to 3ft 8 (1.13m) walk-in shower cubicle with three tiled walls, decorative dado tile, glazed sliding door/screen, chrome shower mixer, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, close coupled wc, tiling to all walls from floor to ceiling with decorative dado tile, tiled flooring, shaver point, extractor fan, frosted double glazed side aspect period style sash window.

BEDROOM 2 10ft 3 (3.14m) reducing to 9ft 5 (2.87m) x 9ft 7 (2.93m) reducing to 5ft 9 (1.77m) side aspect room via double glazed sliding sash windows, panelled radiator, built-in double wardrobe via wood grain panel effect doors.

BATHROOM 9ft 6 (2.89m) reducing to 6ft 4 (1.94m) x 6ft 8 (2.05m) reducing to 3ft 5 (1.05m) L-shaped side aspect room via frosted double glazed period style sash windows, four piece suite comprising panel enclosed bath with tiled surround, decorative dado tile, chrome bath/shower mixer, close coupled wc, bidet, pedestal wash hand basin with chrome monobloc mixer tap and pop-up waste, inset ceiling spotlights, chrome towel rail/radiator, tiling to all walls from floor to ceiling with decorative dado tile, tiled flooring.

OUTSIDE to the rear of the property, we are advised by the vendor that there is an allocated car parking space denoted by the number 10.

COUNCIL TAX – Portsmouth City Council – Band C - £2,037.07 (2026/2027)

PARKING PERMIT ZONE - KC- Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

LEASEHOLD - YOU ARE ADVISED TO HAVE THE INFORMATION REGARDING LEASE LENGTH ETC. VERIFIED BY YOUR LEGAL ADVISOR.

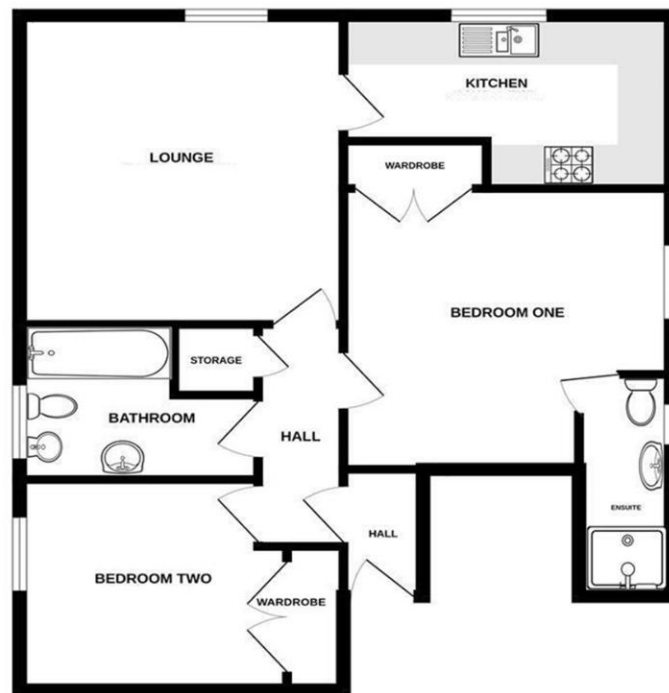
Lease length – 125 years from 01/06/2002

Maintenance charges – £1,392.12 From 1st January 2026 until 31st December 2026

Ground rent – £150 pa until 01/06/2027 then £200 pa for the next 25 years from 01/06/2027

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link - <https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES



The Floor Plan is For Guidance Only And is Not To Scale

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

