

**FLAT 4 SHERATON GATE
103 CLARENDON ROAD, SOUTHSEA,
HAMPSHIRE, PO4 0SL**



£125,000 Leasehold

ONE BEDROOM FLAT WITH LONG LEASE & NO FORWARD CHAIN! This one bedroom first floor maisonette can be found along Clarendon Road, Southsea, a short stroll from the seafront. Accommodation, which is accessed by a communal entrance, comprises an 18ft lounge/kitchen with modern fitted units, and WC on the ground floor. With double bedroom and en-suite bathroom to the upper floor. Benefits include electric heating, double glazing, a long lease, and no forward chain. Being within walking distance of Southsea seafront, Palmerston Road shopping facilities, and being located along a main bus route complete the appeal of this apartment. We feel this property would ideally suit a first-time or investment buyer. An internal viewing is highly recommended at your earliest convenience.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	17	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

Stairs to first floor, entrance door to Flat 4.

ENTRANCE LOBBY

Stairs to second floor landing, door to WC, security entry phone, electric meters, door to:-

LOUNGE/KITCHEN

18' 6" x 9' 7" (5.64m x 2.94m)

Dual aspect double glazed windows, wall mounted electric heater, TV point, BT Openreach point, modern fitted units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space and plumbing for washing machine, space for fridge/freezer, freestanding cooker, breakfast bar, tiled to principal areas and vinyl flooring.

WC

Obscure double glazed window to side elevation, close coupled WC.

FIRST FLOOR LANDING

Wall mounted electric heater, door to:-

BEDROOM

13' 11" x 9' 8" (4.25m x 2.96m)

Dual aspect double glazed windows, wall mounted electric heater, laminate flooring, door to:-

BATHROOM

7' 11" x 6' 3" (2.42m x 1.91m)

Obscure double glazed window to side elevation, panel enclosed bath with 'Triton' electric shower over, WC, pedestal mounted basin, tiled to principal areas, loft access.

AGENTS NOTE:

COUNCIL TAX BAND

Band A.



LEASE INFORMATION:



As of March 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Dack Property Management.

Balance of Lease: 951 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: Next review 2036.

Maintenance/Service Charges: £1,600 per annum.

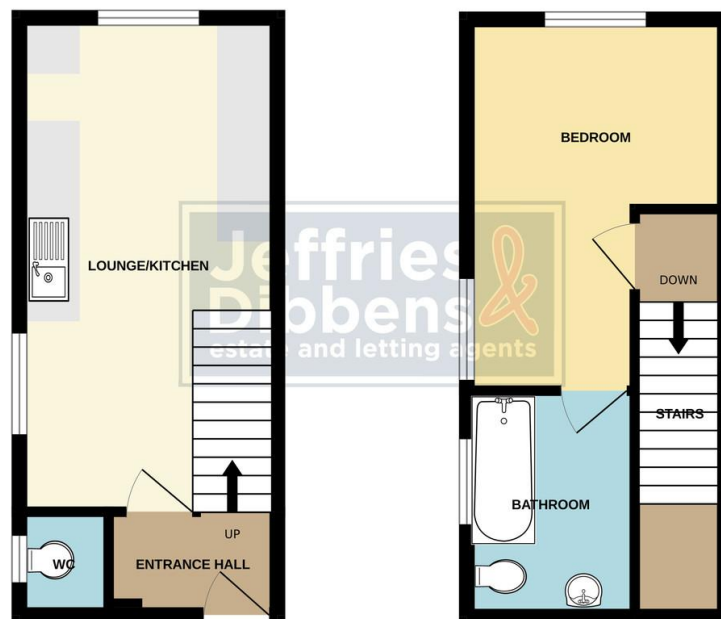
Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within Maintenance/Service charge.

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

FIRST FLOOR

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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