

LENNOX HOUSE

CLARENCE PARADE | SOUTHSEA | PO5 2HZ



£265,000

Share of Freehold

- Lovely Two Bedroom Top Floor Apartment
- Fabulous Panoramic Southerly Sea Views
- 19ft Split Level Living Room with Raised Dining
- Fitted Kitchen with Integrated Appliances
- Two Double Bedrooms : Shower Room
- Gas Central Heating plus Double Glazing
- Share of Freehold & Long Lease
- Residents Car Parking



In Brief

Fry & Kent has pleasure in marketing for sale this top floor apartment situated within this ATTRACTIVE Victorian Building along Southsea CONSERVATION Area Seafront. Centrally located only a short walk to the main shopping precinct at Palmerston Road, this lovely apartment is close to many LEISURE facilities including the many bars, cafes and restaurants this popular area is renowned for.

Enjoying far reaching SOUTHERLY views over the beach, The Solent and Isle of Wight beyond and spanning over 700 sq.ft (66.4 sq.m), the apartment comprises; entrance hall, 19'7 x 11'10 split-level living room with raised dining area taking full advantage of the SEA VIEWS, fitted kitchen with integrated oven, hob, fridge/freezer and dishwasher, two double bedrooms and modern contemporary shower room together with gas central heating and double glazing.

There is residents' car parking (on first come, first serve basis). With a share of the freehold and the remainder of a 999 year lease, your viewing is strongly recommended.

£265,000

KEY FACTS

TENURE: Leasehold – Share of Freehold

TERM: Remainder of 999 years

GROUND RENT: None

SERVICE CHARGE: £1,800 pa inc Building Insurance EPC

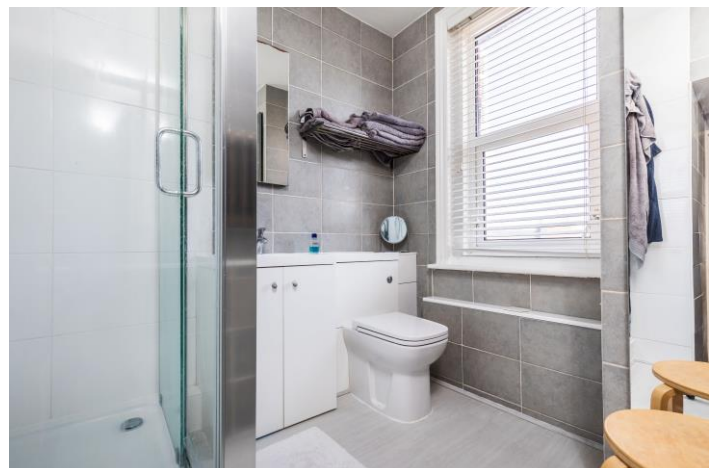
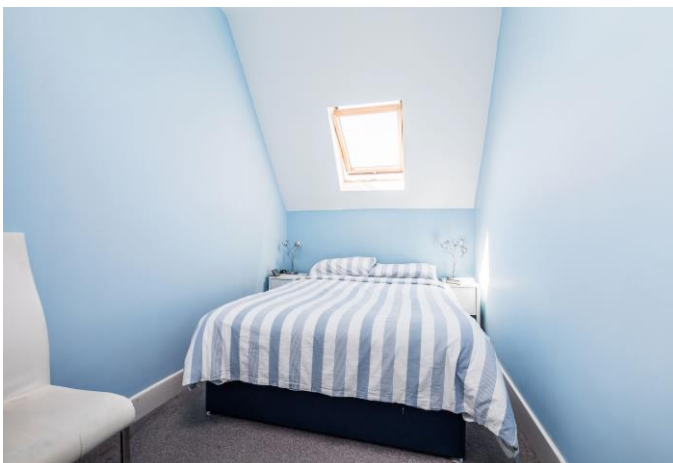
RATING: 'D'

COUNCIL TAX BAND: 'A'



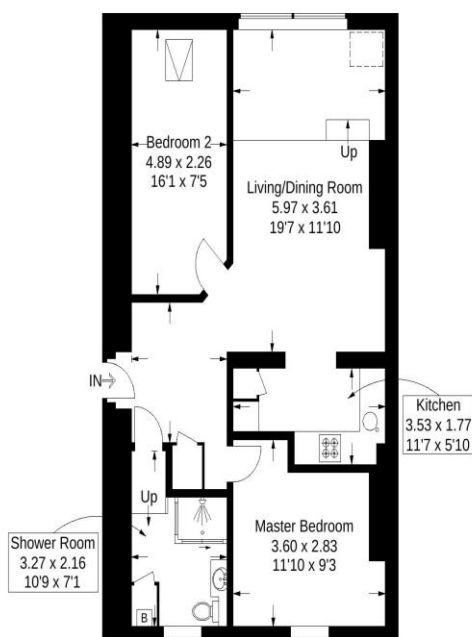
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Lennox House, Clarence Parade, Southsea

Approximate Gross Internal Area = 66.4 sq m / 715 sq ft
(Excluding Reduced Headroom / Eaves)
Reduced Headroom = 0.5 sq m / 5 sq ft
Total = 66.9 sq m / 720 sq ft



Fourth Floor

 = Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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