



**Redcliffe Gardens
124-128 Clarendon Road
Southsea PO4 0TA**



- Entrance hall with security entrance phone
- Lift and stairs to all floors
- Owners entrance hall
- Front aspect lounge
- Wood grain effect kitchen
- Two bedrooms
- White three piece bathroom suite
- Gas central heating and double glazing
- 100 yards from Southsea seafront
- Sea glimpses of The Solent and Isle of Wight from bedroom two and bathroom

Independent Estate Agents

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A two bedroom top floor flat located 100 yards from Southsea seafront with roof top views and being sold with no forward chain.

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

OWNERS ENTRANCE HALL Beech coloured wood grain effect doors with chrome furniture to all rooms, single panel radiator, chrome light fittings, security entrance phone, cupboard housing electric meter and fuses, coved and plain plastered ceiling.

LOUNGE 15ft 6 (4.72m) x 12ft 7 (3.86m) reducing to 11ft 5 (3.48m) front aspect room via double glazed window with roof top views, panel radiator, chrome power and light fittings, central heating room thermostat, television point, telephone point, coved and plain plastered ceiling, archway leading to kitchen.

KITCHEN 9ft (2.72m) x 5ft 8 (1.73m) wood grain effect units with brushed steel effect furniture, one and a half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, Black granite effect rolled edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eye level storage cupboards with under and over pelmets, space for fridge, space for washing machine, built-in brushed steel electric oven with four ring gas hob, brushed steel cooker hood and splashback, vinyl flooring, coved and plain plastered ceiling with inset lighting, cupboard housing boiler.

BEDROOM 1 15ft 4 (4.86m) x 8ft (2.45m) reducing to 6ft 10 (2.10m) front aspect room via double glazed window with roof top views, panel radiator, chrome power and light points, coved and plain plastered ceiling.

BEDROOM 2 13ft 1 (4.01m) x 7ft (2.13m) rear aspect room via double glazed window overlooking roof tops, gardens and glimpses of The Solent and Isle of Wight beyond, panel radiator, coved and plain plastered ceiling.

BATHROOM 8ft 6 (2.57m) reducing to 6ft 3 (1.91m) x 6ft 4 (1.93m) rear aspect room via double glazed window overlooking gardens and glimpses of The Solent and Isle of Wight beyond together with roof top views, White three piece suite comprising a panel enclosed bath with chrome bath/shower taps, tiled surround, close coupled w.c., pedestal wash hand basin with pop up waste and chrome monobloc mixer tap over, tiled splashback, double panel radiator, vinyl flooring, coved and plain plastered ceiling.

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/>

COUNCIL TAX – Portsmouth City Council – Band B - £1,614.24 (2024/2025)

LEASEHOLD

Lease length – 125 years from 25th December 2000

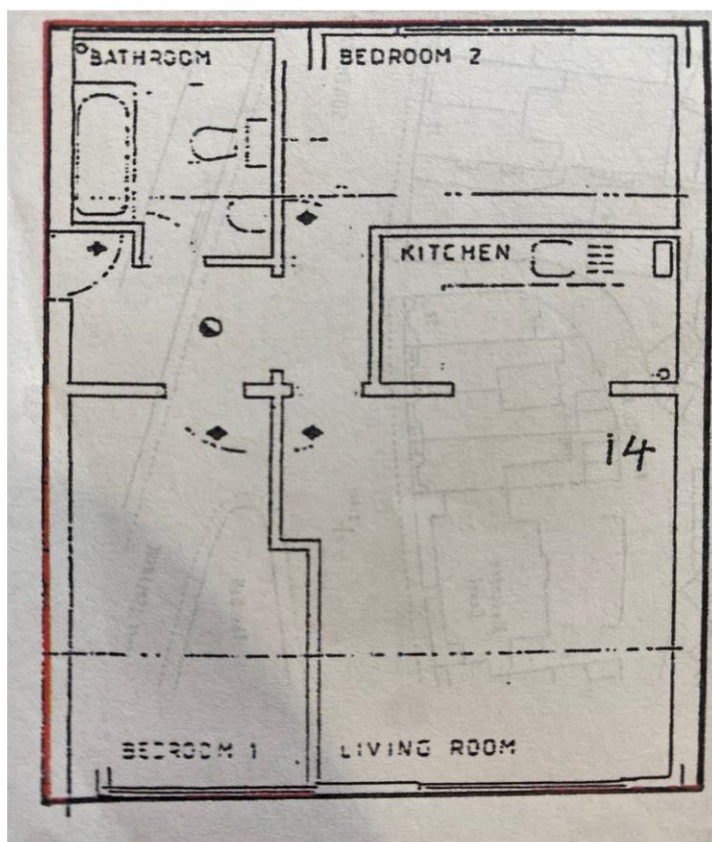
Maintenance charges – £1,162.45 every six months (currently 25th March 2024 to 24th September 2024)

Ground rent – £200 per annum

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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These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract.

REF: TK/SC/030924/4773



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

