



FOR SALE

£125,000

Flat 9, Shertion Gate Clarendon Road,
Southsea, PO4 0SL.

Tenure: Leasehold

ESTATE  AGENTS

**LAWSON
ROSE**

PROPERTY DESCRIPTION

No Forward Chain! This well-presented one-bedroom hall floor apartment is positioned just moments from Southsea Seafront and the promenade, making it an ideal first-time or investment purchase. Located within Sheraton Gate on Clarendon Road, the property offers well-proportioned accommodation throughout. The home comprises a modern fitted bathroom suite, a spacious living room with a separate, dedicated dining area, and a fitted kitchen accessed directly from the living space. Completing the property is a generous double bedroom. Additional benefits include double glazing and gas central heating. Given its highly desirable coastal location and practical layout, we believe this apartment presents a fantastic opportunity and highly recommend an internal viewing. For further information or to arrange a viewing, please contact the Lawson Rose Sales Office today.

Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Permit Parking: 1st permit is £30, 2nd permit is £120 and 3rd permit (where available) is £300.
- Council Tax: Portsmouth City Council – Band A
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Leasehold
- Term: 125 years from 1 June 1986 - 85 years
- Management Company: DACK
- Service Charge: 1/2 yearly charge is £690.00
- Ground Rent: N/A

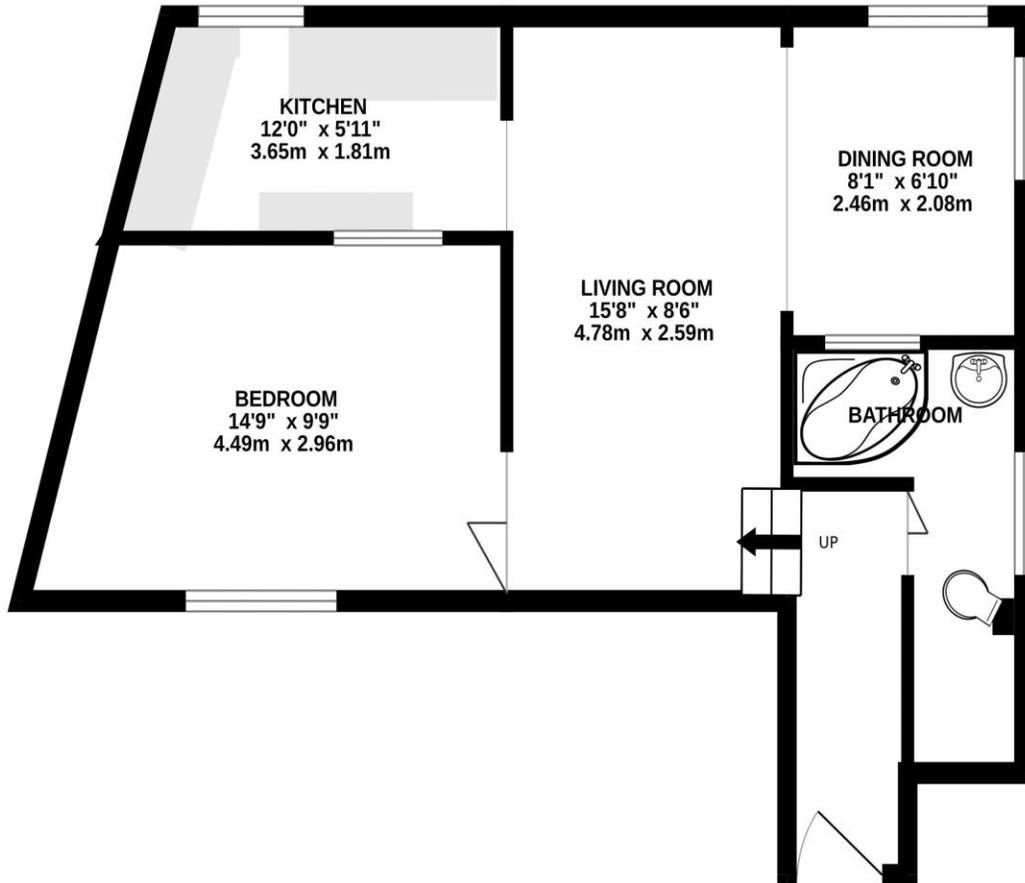


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FLAT 9, SHERITON GATE



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

Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.