

**FOR SALE**



**Clarendon Road, Southsea**  
**Asking Price Of £195,000**

  
**MARTIN&CO**



# Clarendon Road, Southsea

Asking Price Of £195,000

- No Forward Chain
- Sea Views
- Two Double Bedrooms
- Roof Terrace
- Mobility Charging Points

Introducing Tower House: Your Gateway to Spectacular Views and Seamless Living. Elevate your lifestyle with this exceptional 2-bedroom apartment perched on the 7th floor of Tower House in Southsea. Offering breathtaking views across the vibrant cityscape and sweeping sea vistas.

PROPERTY DESCRIPTION Introducing Tower House: Your Gateway to Spectacular Views and Modern Living

Discover the epitome of urban elegance in this exceptional 2-bedroom apartment, nestled on the 7th floor of Tower House in Southsea. With breathtaking vistas stretching across the vibrant cityscape and expansive sea views, this residence offers a lifestyle of unparalleled luxury and comfort. Plus, it includes a share of the freehold for added value.

Please note: This is for cash buyers only, due to the construction of the building.





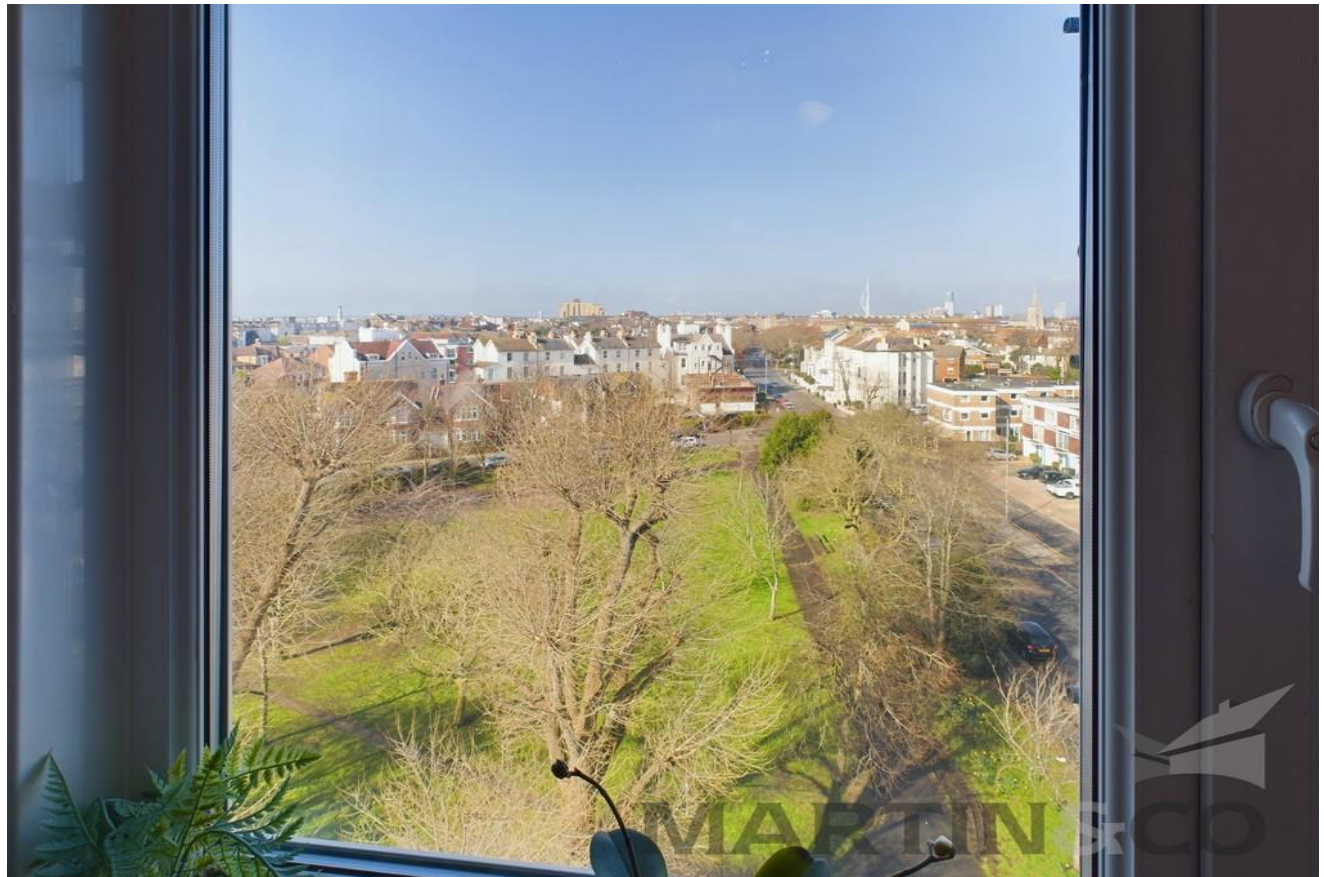
Step inside to uncover a meticulously designed interior, where spacious bedrooms, ample storage, and a generously sized lounge await. Every detail has been carefully curated to ensure a seamless blend of modern comfort and timeless style.

Both bedrooms provide serene retreats, flooded with natural light pouring in through large windows. Wake up to the gentle hues of the sunrise over the sea or unwind as the city lights twinkle in the night sky.

With the added convenience of no forward chain, this property presents an effortless opportunity to secure your dream home or investment. Don't let this chance slip away-schedule your viewing today and experience the allure of city living at its finest.

LEASEHOLD INFORMATION Term : 125 years from 3 July 2000  
 Rent : £25 and insurance rent  
 Service Charge: £1896.36pa

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





## Martin & Co Portsmouth

4 Grove Road South • Southsea • PO5 3QT  
T: 02392 987001 • E: portsmouth@martinco.com

# 02392 987001

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.