



Artillery Court, 58 Cromwell Road, Southsea, PO4 9PN

Asking price £220,000

Brand new development. GD3 Property are pleased to offer several apartments in this historic Southsea building.

The Royal Artillery Arms Public House was built in 1858 and operated until 2017. It has now been developed into 4 luxury high spec apartments complete with allocated parking.

Flat 4 is a two bedroom second floor apartment with private parking.

Gas central heating with wireless controller and double glazing. this apartment benefits further from its Victorian style, refurbished layout and design.

Secured entrance with internal cycle storage

Ideal for first time buyers, investors or anyone looking to live in the Eastney village area. Close to the seafront and local amenities.

Vacant possession and no chain - Call now to arrange a viewing.

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Lounge / Dining Room 17'6" x 14'1" (5.34 x 4.3)

Open planned living with arched windows over looking Eastney Barracks. Grey laminate flooring to white walls

Kitchen area 8'0" x 7'1" (2.45 x 2.16)

The kitchen area comprises of light grey laminate flooring. Fully fitted modern style kitchen includes integrated oven, electric hob, extractor fan, fridge/freezer, washing machine and slimline dishwasher.

Bathroom 6'10" x 6'10" (2.1 x 2.1)



Fully tiled bathroom consisting of bath with overhead shower, screen, sink unit with storage, WC and mirror.

Bedroom 1 14'4" x 8'6" (4.38 x 2.6)



Good size double room with window to front and side elevation with fitted carpet.

Bedroom 2 12'3" x 12'5" (3.75 x 3.8)



Bedroom 2, double room fully carpeted.

Connected Person

We are required under the Estate Agents Act 1979 and Provision of

Information Regulations 1991 to point out that the client we are acting for on the sale of this property is a 'connected person' as defined by that act.

Viewing Arrangements

Viewing is strictly by appointment via GD3 Property.

Leasehold information

New 125 year lease from 2020

Ground Rent £200 pa

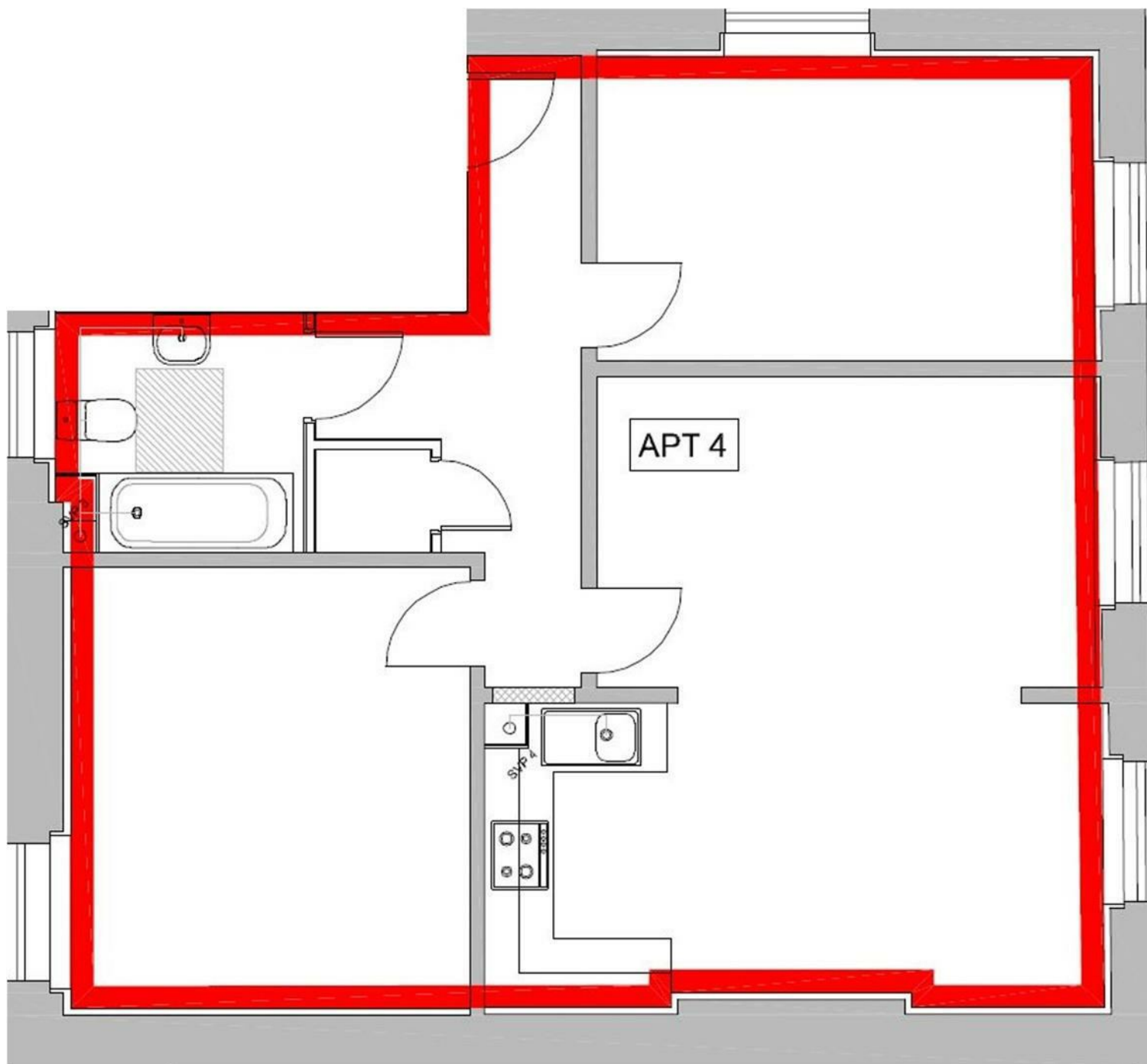
Service charges TBA

Storage 3'3" x 2'7" (1 x 0.8)

Storage cupboard with light and power.

Council Tax

Portsmouth City Council Tax - Band B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	75	75
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
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