

11 CHARMINSTER

CRANESWATER PARK | SOUTHSEA | PO4 0NU



£750,000

Leasehold - Share of Freehold

- Outstanding Three Bedroom Penthouse Apartment
- Views Of Seafront, Solent, Isle of Wight and City
- Spacious Lounge/Diner With Triple Aspect Windows
- Single Garage Plus additional Width and Half Garage
- Roof Terrace Accessed From Lounge and Reception Hall
- Hot Water and Heating Supplied by Communal Service
- Security Entry Phone, Lift Service To Top Floor
- Internal Viewing Strongly Recommended



In Brief

Outstanding Penthouse Apartment located in this much requested block with Panoramic views of Canoe Lake, Seafront, Solent, Isle Of Wight and Westwards across the City Skyline.

Internally the accommodation is arranged with a Spacious Lounge/Dining Room with triple aspect windows and extensive views also having access to the roof terrace. The Kitchen is fitted with a range of Luxury fitted contemporary units and large window with City skyline views. There are Three Double Bedrooms the Master Bedroom having a modern recently fitted En-suite. The Roof Terrace accessed from the Lounge and Reception Hall is large enough for a Seating area and benefits from direct sea views. There are Two Garages owned by this apartment both with remote opening doors which are accessed from Craneswater Avenue and an allocated parking space.

The Block benefits from a Communal heating and hot water system the cost of which is retained in the management fees which are £600.00 per quarter. The flat is Sold with a share in the freehold. Internal viewing is strongly recommended.

£750,000

KEY FACTS

TENURE: Leasehold - Share of the Freehold

TERM: Residual of 999 Year Lease

GROUND RENT: NA

SERVICE CHARGE: £600.00 per Quarter

EPC RATING: 'D'

COUNCIL TAX: 'F'



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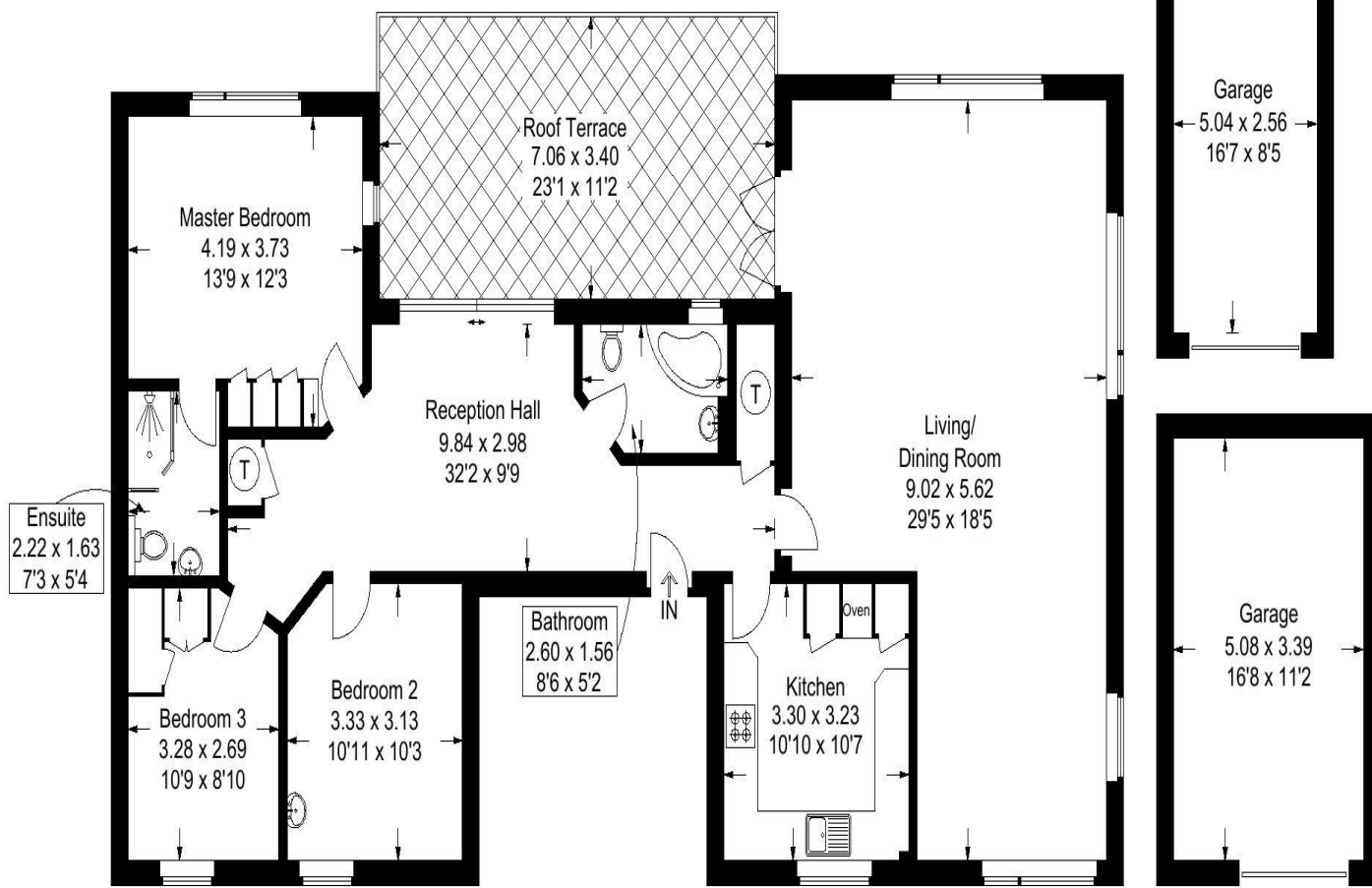


Charminster, Craneswater Park, Southsea

Approximate Gross Internal Area = 123 sq m / 1324 sq ft

Outbuildings = 30.7 sq m / 331 sq ft

Total = 153.7 sq m / 1655 sq ft



Fifth Floor

Outbuildings

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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