

CRANESWATER AVENUE

SOUTHSEA | HAMPSHIRE | PO4 0PA



£399,950

Leasehold - Share of Freehold

- Stunning Duplex Apartment
- Located within a Highly Requested Location
- Allocated Parking Space
- Two Spacious Double Bedrooms
- Modern Kitchen with Integrated Appliances
- Decorated to a First Class Decorative Order
- Fabulous Appointed Bathroom Suite
- Gas Central Heating





In Brief

We are delighted to offer to market this beautifully presented two bedroom DUPLEX apartment located within one of Southsea's most highly requested locations and benefiting from a **SHARE OF THE FREEHOLD**. Craneswater Avenue is conveniently located within walking distance of Southsea Seafront and Canoe Lake, as well as close proximity to local shops and restaurants, which can be found on Albert Road and Palmerston Road.

The first floor internal accommodation comprises; Sitting Room, Open Plan modern Kitchen/ Dining with integrated appliances, whilst enjoying a south facing aspect, spacious Principle Bedroom and a modern family Bathroom suite. The second floor accommodation comprises; a good sized Bedroom 2 measuring 14ft8 x 12ft6, and separate Eaves Storage. The property further benefits from an allocated **PARKING** space and Gas Central Heating throughout the property.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

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KEY FACTS

Tenure: Leasehold - Share of Freehold
Term: 986 Years Remaining
Ground Rent: N/A
Service Charge: None
EPC Rating: 'D'
Council Tax Band: 'C'



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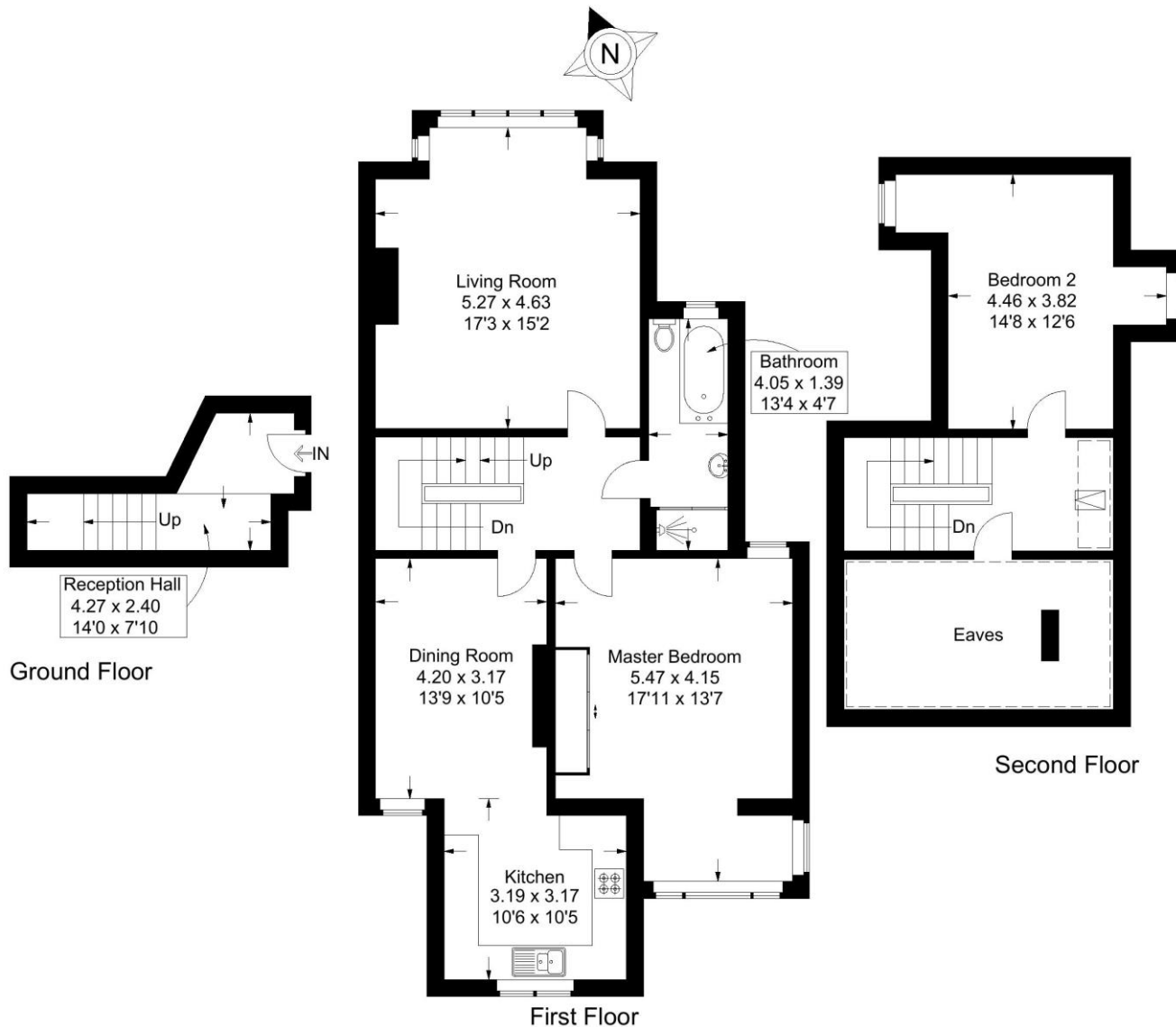
Craneswater Avenue, Southsea

Approximate Gross Internal Area = 116.5 sq m / 1254 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 12.7 sq m / 137 sq ft

Total = 129.2 sq m / 1391 sq ft



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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7/9 Stanley Street,
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Sales & Lettings
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Old Portsmouth, PO1 2JD
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Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
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