

# 22 AMERSHAM COURT

25 CRANESWATER PARK | SOUTHSEA | PO4 0NX



£650,000  
Leasehold

- Outstanding Two Bedroom Penthouse Apartment
- Bathrooms and Cloakroom
- Balconies on Three Sides with Far Reaching Panoramic Views.
- Garage
- Double aspect 31ft Living/Dining Room with Patio Doors to The Balcony
- Security Entry Phone, Lift Service to Top Floor
- Modern Fitted Kitchen
- Internal Viewing Strongly Recommended





## In Brief

We have great pleasure marketing for sale this outstanding **PENTHOUSE** apartment, with **BREATHTAKING** panoramic views. The apartment is situated in an enviable and highly requested residential location and has accommodation extending over 1,100 sq.ft (105 sq.m). Views are available on three sides from south, east and west facing **BALCONIES**, off the living room, master and second bedrooms. The spacious accommodation comprises; reception hall, impressive double aspect 31ft living/dining room with patio doors to **SOUTH FACING BALCONY**, fitted kitchen, double aspect master bedroom with fitted wardrobes and access to the balcony, second bedroom also with access patio doors to the balcony, a bathroom and a hall cloakroom. Outside there is a communal garden area and rear access to the **GARAGE**. Properties of this type in this location are hard to find and therefore, your earliest inspection is strongly recommended.

£650,000

### KEY FACTS

**TENURE:** Leasehold (Self-Managed)

**LEASE LENGTH:** 138 Years Remaining

**SERVICE CHARGE:** £1,750 Per annum

**EPC:** TBC



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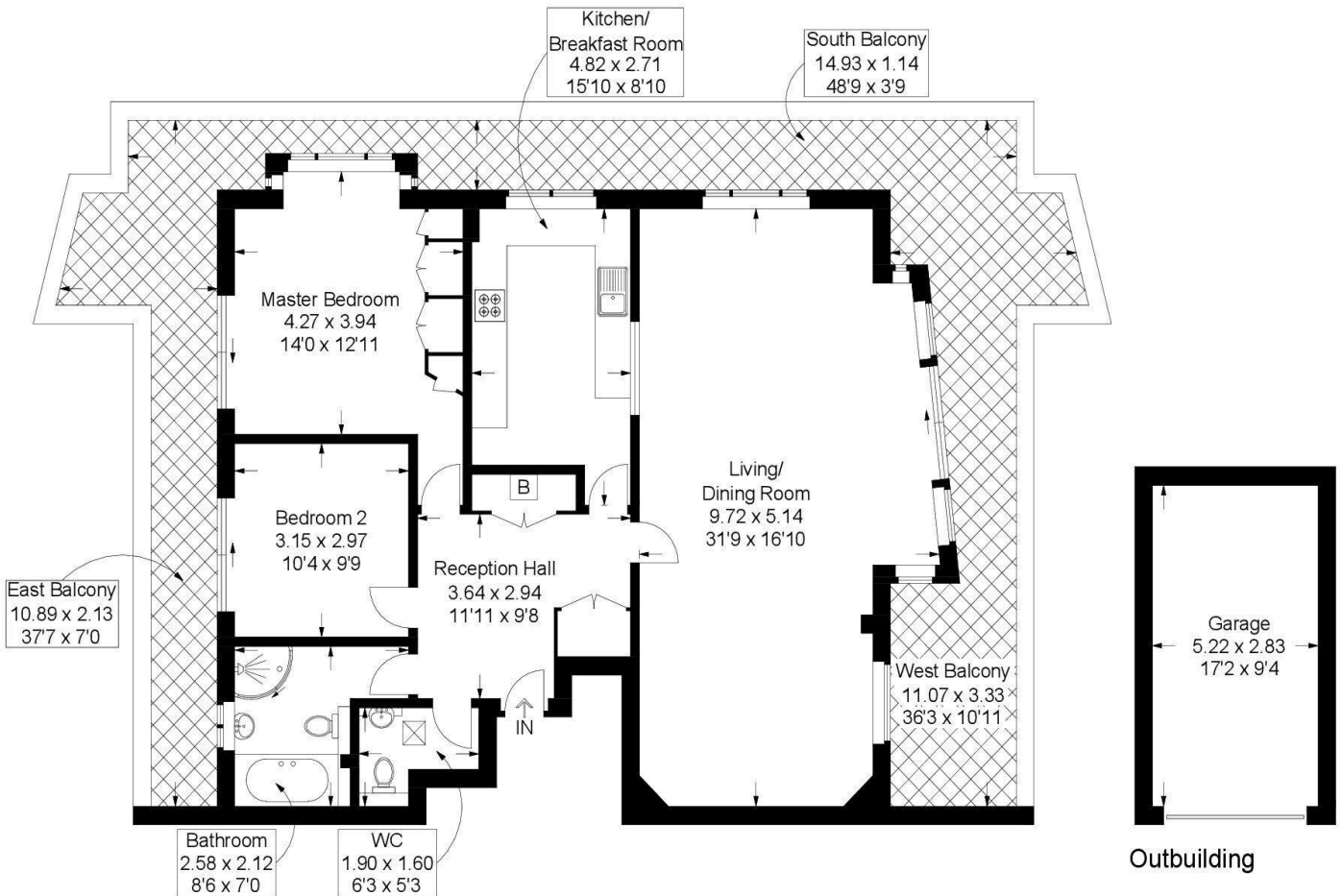


## Amersham House, Craneswater Park, Southsea

Approximate Gross Internal Area = 105.8 sq m / 1139 sq ft

Outbuilding = 15.1 sq m / 163 sq ft

Total = 120.9 sq m / 1302 sq ft



Ground Floor

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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