

CHARMINSTER

CRANESWATER PARK | SOUTHSEA | PO4 0NU



£325,000

Share of Freehold

- Spacious First Floor Apartment with Parking
- Three Double Bedrooms with Built in Wardrobes
- Large Balcony with Views Across Canoe Lake
- Requested Craneswater Park Location
- Spacious Kitchen with Appliances
- Allocated Parking to the Rear
- Offered with No Forward Chain
- Viewing Advised!



In Brief

We are delighted to offer for sale this spacious two or three bedroom apartment, which is being offered with no forward chain and within a quiet neighbourhood.

The internal accommodation comprises; Large Sitting Room with views across the gardens to Canoe Lake, Three Double Bedrooms, which one could be used for a Dining Room, Spacious Kitchen/ Diner with Dishwasher and Washing Machine included if required, Shower Room with comfort height WC and a separate WC.

The property further benefits from allocated parking to the rear of the development, a lift to all floors, built in storage and an extra storage cupboard on the landing. The reasonable service charge includes hot water, and central heating, with utility bills being metered. Sky and Broadband connections available. Occasional social gatherings, garden parties and optional gardening club.

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

£325,000

KEY FACTS

TENURE: Leasehold – Share of Freehold

TERM: Residual of 999 years remaining

GROUND RENT: None

SERVICE CHARGE: £2,800.00 per annum Hot Water and Heating Included

EPC RATING: 'B'



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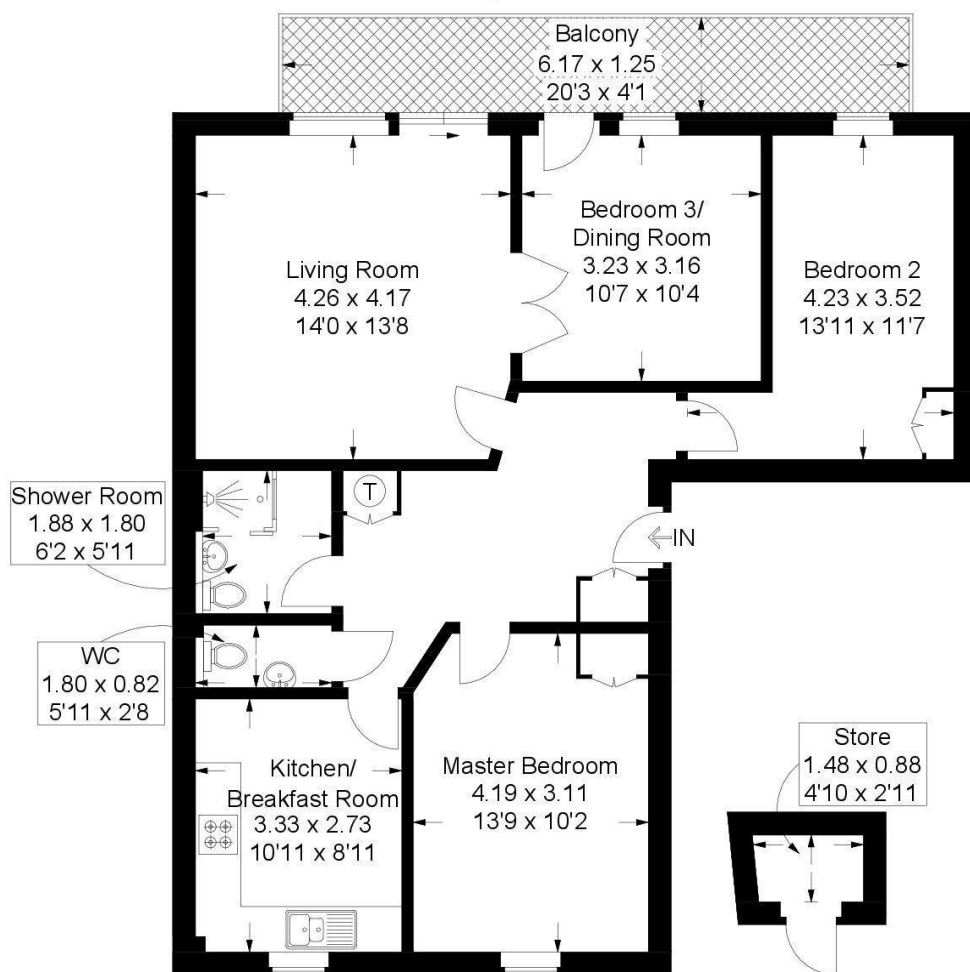


Charminster, Craneswater Park, Southsea

Approximate Gross Internal Area = 82.9 sq m / 892 sq ft

Store = 1.2 sq m / 13 sq ft

Total = 84.1 sq m / 905 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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