

# 22 PRINCIPAL COURT

TUDOR CRESCENT | PORTSMOUTH | PO6 2BW



£190,000  
Leasehold

- Superbly Presented Top Floor Apartment
- Desirable Modern Development
- Close to Shopping Facilities & Railway Station
- Two Bedrooms : Master with En-Suite Shower
- Living/Dining Room with Juliet Balcony
- Beautifully Fitted Kitchen
- Allocated Parking Bay plus Visitor Parking Passes
- Early Viewing Strongly Advised







## In Brief

We have pleasure in marketing for sale this **SUPERBLY** presented third floor (top floor) apartment situated in a **DESIRABLE** modern cul-de-sac setting just south of the main shopping centre at Cosham high street, **RAILWAY** station and access to the M27 motorway.

With communal access via stairs serving just two apartments per floor, this 'end' apartment is bright and airy with a spacious layout comprising; entrance hall, living/dining room with Juliet **BALCONY**, lovely fitted kitchen complete with oven, gas hob and extractor fan, master bedroom with **EN-SUITE** shower room, second bedroom and main bathroom. On the ground floor there is a lockable communal bike store.

Externally, there is an allocated **PARKING** bay with parking permits available for visitors.

Benefiting from gas central heating and double glazing, we would strongly recommend your earliest inspection to avoid disappointment.

**£190,000**

## KEY FACTS

Leasehold

111 Years Remaining On Lease

Ground Rent - £210 Per Annum

Maintenance - £1,500 Per Annum

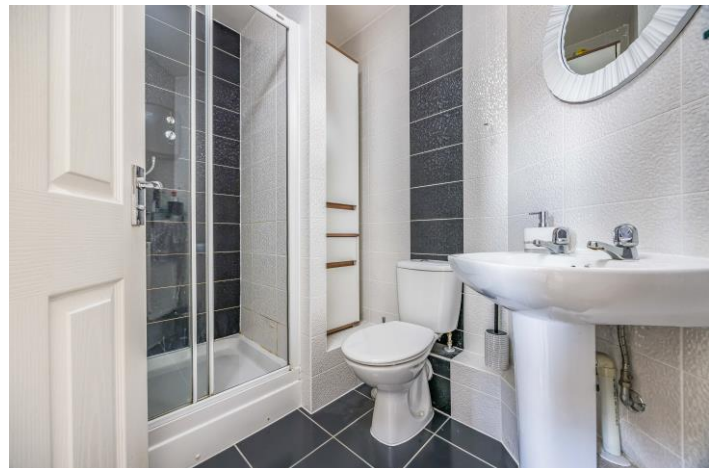
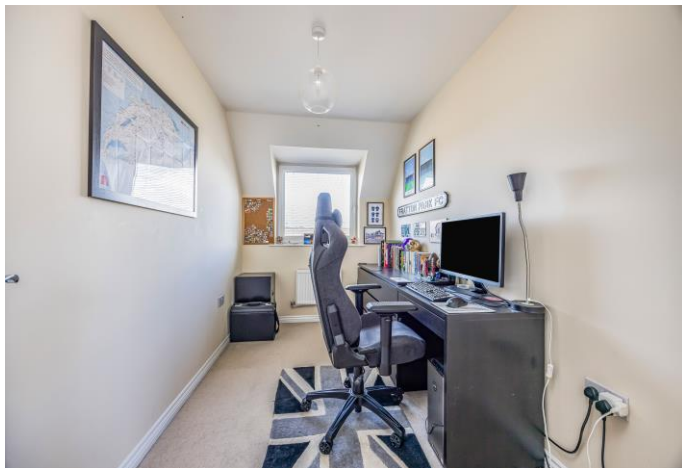
Council Tax Band - B

EPC Rating - TBC



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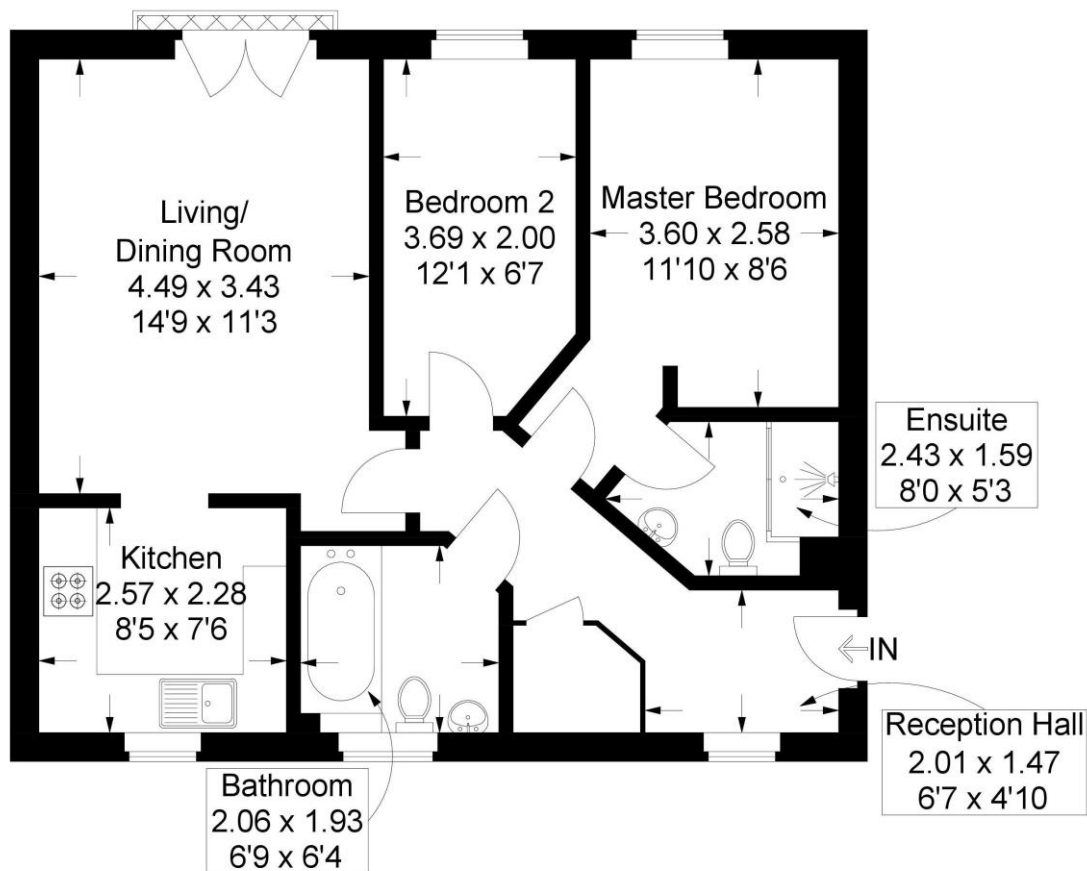
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## Principal Court, Tudor Crescent, Cosham

Approximate Gross Internal Area = 58.3 sq m / 627 sq ft



### Third 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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7/9 Stanley Street,  
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