



36, Norman Court Craneswater Park, Southsea, PO4 0LY Offers in excess of £175,000

**** NO ONWARD CHAIN ****

Welcome to this charming property located in the sought-after area of Craneswater Park, Southsea. This delightful house boasts a cosy reception room, perfect for relaxing or entertaining guests. With one bedroom and one bathroom, this property is ideal for a single person or a couple looking for a comfortable home.

Situated on the ground floor, this apartment offers easy access and convenience. The 614 sq ft of living space provides a spacious environment for you to make your own. The property comes with the added benefit of allocated parking, ensuring you always have a place to park your vehicle hassle-free.

One of the standout features of this property is the fantastic location. Craneswater Park is known for its beauty and tranquillity, offering a peaceful retreat from the hustle and bustle of city life. With no onward chain, you can move into your new home swiftly and effortlessly.

Don't miss out on this wonderful opportunity to own a one-bedroom ground floor apartment in a prime location. Contact us today to arrange a viewing and take the first step towards making this property your new home.



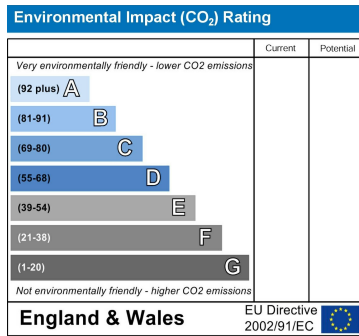
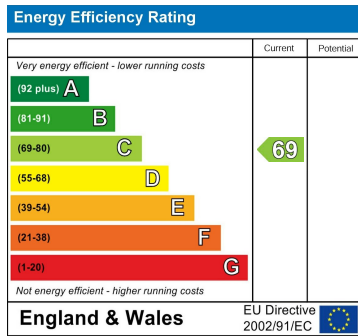
Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold information

We have been advised that the length of the lease is 73 years.
 Ground rent £150 per annum
 Service charge £166 per month

All information to be confirmed through the conveyancing process



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