



Flat 13 Norman Court, 36 Craneswater Park, Southsea, PO4 0LY

Enjoying a PRIME LOCATION just off The Seafront, this well-appointed, purpose-built TWO BEDROOM FIRST FLOOR APARTMENT has much to offer, including: private garage plus visitors' parking, lift service, gas central heating, replacement double-glazing, secure entry, and good storage. One of Southsea's most prestigious and sought-after residential addresses, and within a varied Conservation Area, Craneswater Park lies immediately off St Helens Parade. Built around 1972, 'Norman Court' occupies a prominent position at the junction with Craneswater Avenue, behind its own lawned and tree-planted garden with seating, a level walk of some 500 yards only from The Canoe Lake and Seafront, and some three-quarters of a mile from Southsea Town Centre (Palmerston Road Shopping Precinct) with its wide range of public amenities.



Likely to appeal to a variety of purchasers, including first time buyers and those down-sizing, this opportunity is recommended for early inspection and full details are given as follows:

Canopied approach to glazed main door, having SECURITY ENTRY SYSTEM, through to:

COMMON LOBBY

Lift and stairs to upper floors. Access to STORES and COMMUNAL LAUNDRY ROOM.

FLAT 13

ENTRANCE HALL

Coved ceiling. Wood-laminate flooring. Built-in cupboard housing 'Worcester' gas fired central heating and hot water boiler. Built-in cloaks cupboard housing electricity meter. Double panel radiator. Security intercom telephone.

FORMER WET ROOM

4'4 x 4'4 (1.32m x 1.32m)

UPVC replacement obscure double-glazed window to rear elevation. Free-draining floor with shower over (not connected currently). Tiled walls. Vertical radiator/towel rail. NOTE: this room has been adapted by the present

owners for use as a home office.

KITCHEN

9'0 x 7'5 (2.74m x 2.26m)

Generous range of fitted base and wall cupboards, work surfaces with tiled surround, 1½ bowl ceramic inset sink with mixer tap, integrated 'fridge. Plumbing for dishwasher or washing machine. 'Rangemaster' gas oven to remain. Tiled floor. UPVC replacement double-glazed window to rear elevation. Coved ceiling.

BATHROOM & W.C.

Contemporary white suite comprising: bath with side-mounted mixer tap plus shower attachment, pedestal handbasin with mixer tap, and low flush w.c. Extractor. Vertical radiator/towel rail. Tiled floor. UPVC replacement obscure double-glazed window. Coved ceiling.

BEDROOM ONE

11'9 x 9'3 (3.58m x 2.82m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Double built-in wardrobe. Double panel radiator.

BEDROOM TWO

9'2 x 8'0 (2.79m x 2.44m)

Coved ceiling. UPVC replacement double-glazed window to front elevation. Single built-in wardrobe. Double panel radiator.

DUAL-ASPECT LIVING/DINING ROOM

20'2 x 11'10 (6.15m x 3.61m)

Coved ceiling. Wood-laminate flooring. UPVC replacement double-glazed windows to front and rear elevations. Two double panel radiators.

OUTSIDE

COMMUNAL LAUNDRY ROOM with two washing machines and a tumble dryer.

LOCK-UP STORE

PRIVATE GARAGE

VISITORS' PARKING

GENERAL INFORMATION

TENURE: Lease extended, now 125 years from 14th December 2020 (122 years remaining).

SERVICE CHARGE: £1083 p.a.

GROUND RENT: Nil.

BUILDING INSURANCE: £459 p.a. (2022)

COUNCIL TAX: Band 'C' - £1,844.85 per annum (2024-25).

EPC 'C'

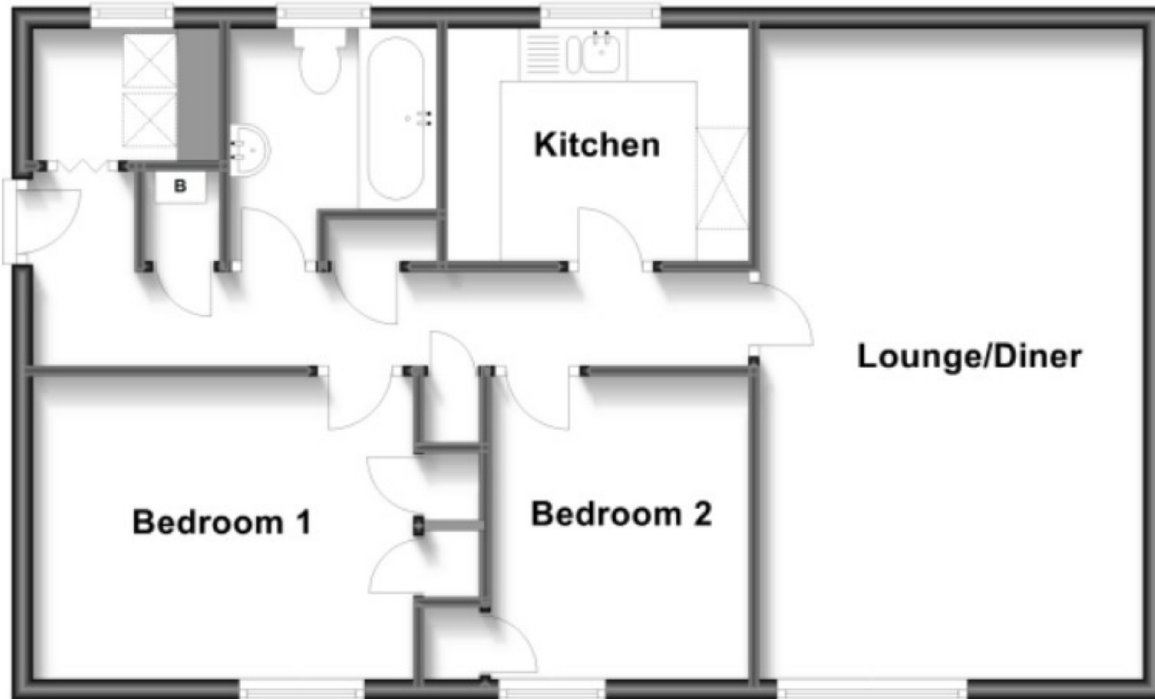
VIEWING


By appointment with SOLE AGENTS, D. M. NESBIT & CO.





First Floor
Approx. 64.5 sq. metres (694.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)		
A		
(81-91)		
B		
(69-80)	78	80
C		
(55-68)		
D		
(39-54)		
E		
(21-38)		
F		
(1-20)		
G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

WWW.EPC4U.COM

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