



**Flat 19, Cresta Court, Eastern Parade  
Southsea, PO4 9RS**

**Offers Over £325,000**

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Sales, Rentals and Block Management



## Flat 19, Cresta Court, Eastern Parade, Southsea, PO4 9RS

PRICE GUIDE £325,000-£350,000. We are pleased to bring to the market this 2 bedroom 1st floor apartment with delightful views, which include The Solent & Southsea Tennis Club. The property is being sold with no chain, share of freehold, lift to all floors, garage, visitor parking and communal gardens. The accommodation comprises 2 double bedrooms, large lounge with separate dining area, study area, kitchen, bathroom and separate shower room. The property does require some updating but has been priced accordingly to allow someone to make their own choices.

### Communal Entrance

Security intercom giving access to communal hall. Stairs and lift to 1st floor. Useful storage cupboard located on the first floor landing. Flat front door to:

### Entrance Hall

2 storage cupboards, dado rail, security entry phone, coved and textured ceiling, electric heater, airing cupboard housing hot water tank.

### Lounge

19'4 into bay x 16'2 (5.89m into bay x 4.93m)

Bay window to front with views over Southsea Tennis Club towards The Solent. Radiator, coved and textured ceiling, electric fire, opening to:

### Dining Area

11' x 8'9 (3.35m x 2.67m)

Window to front with views over Southsea Tennis Club towards The Solent. Radiator, coved and textured ceiling.

### Kitchen

8'9 x 9'3 (2.67m x 2.82m)

Window to rear, one and a half bowl stainless steel sink unit with wall and base cupboards, oven, hob, extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, textured ceiling.

### Study Area

11'1 x 5'1 (3.38m x 1.55m)

Coved and textured ceiling.

### Bedroom 1

16'4 x 10' (4.98m x 3.05m)

Windows to side and rear, radiator, fitted wardrobes with cupboards above, electric heater, textured ceiling.

### Bedroom 2

10'4 x 9'6 (3.15m x 2.90m)

Window to rear, radiator, fitted wardrobes, textured ceiling.

### Bathroom

5'6 x 6'3 (1.68m x 1.91m)

Suite comprising bath with shower attachment, WC, wash hand basin, part tiled walls, window to rear.

### Shower Room

8'3 max x 5'2 (2.51m max x 1.57m)

Suite comprising shower cubicle, wash hand basin, WC, part tiled walls, window to rear, textured ceiling, electric heater.

### Garage

16'8 x 7'7 (5.08m x 2.31m)

Up and over door, light.

### Visitor Parking

On site visitor parking bays.

### Communal Gardens

Well maintained southerly facing communal gardens.

### Additional Information

Tenure - Share of freehold

Service Charges - £3067.39pa - This includes buildings insurance, water charges and heating costs for the communal heating system.

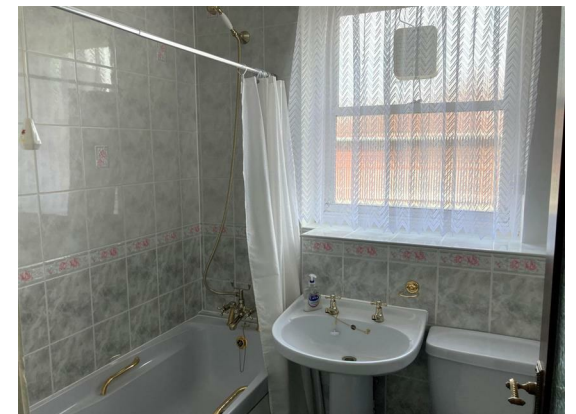
Ground Rent - N/A

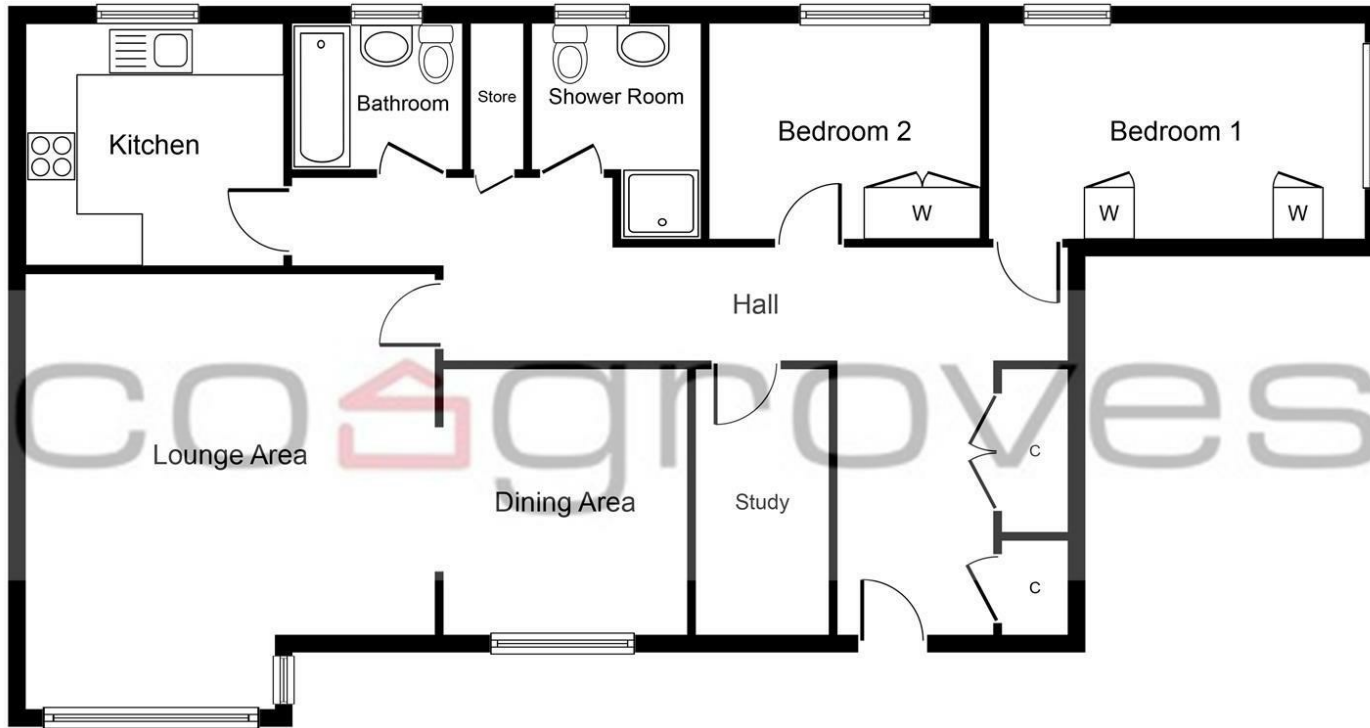
Lease length - 999 years from 01/04/2010 - 985 Years remaining approximately.

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.

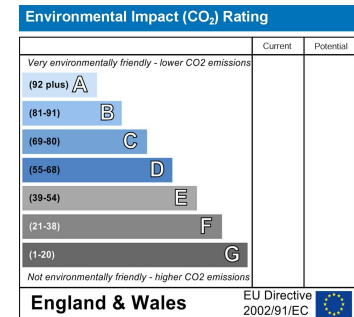
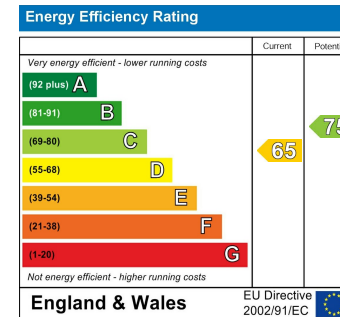




First Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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