



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

**Offers Over £235,000**

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Sales, Rentals and Block Management



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

2 BEDROOM FIRST FLOOR APARTMENT WITH LIFT, GARAGE & LOCATED IN THE SOUGHT AFTER CRANESWATER PARK, JUST A VERY SHORT WALK TO SEAFRONT, CANOE LAKE AND AMENITIES IN ALBERT ROAD. The accommodation comprises 2 bedrooms with fitted wardrobes, good size double aspect lounge, fitted kitchen, bathroom and separate wet room. Other benefits include plenty of storage cupboards, double glazing, gas central heating, visitor parking, lock up store/bike shed, communal laundry room and a remaining lease term of 121 years. (approximately)

### Communal Entrance

Security intercom system giving access to communal entrance with stairs and lift to first floor.

### Flat front door to:

### Entrance Hall

Coved ceiling, laminate flooring, security entry phone, radiator, airing cupboard housing Worcester gas boiler, cupboard housing electric meter and electric consumer unit, additional storage cupboard.

### Lounge

20'1 x 11'9 (6.12m x 3.58m)  
Double aspect lounge with double glazed windows to front and rear, laminate flooring, coved ceiling, two radiators.

### Kitchen

7'1 x 9' (2.16m x 2.74m)  
One and a half bowl sink unit with range of wall and base cupboards with work surfaces over, Rangemaster range oven/hob with extractor over, integrated fridge, plumbing for washing machine/dishwasher, part tiled walls, tiled floor, coved ceiling, double glazed window to rear.

### Bedroom 1

11'6 x 9'4 (3.51m x 2.84m)  
Double glazed window to front, fitted wardrobe, coved ceiling, radiator.

### Bedroom 2

7'8 x 9'4 (2.34m x 2.84m)  
Double glazed window to front, fitted wardrobe, coved ceiling, radiator.

### Bathroom

7'3 x 6'3 (2.21m x 1.91m)  
White suite comprising bath with shower over, shower screen, WC, wash hand basin, tiled walls and flooring, heated towel rail, coved ceiling, double glazed window to rear.

### Wet Room

Shower, double glazed window to rear, heated towel rail.

### Garage

15'4 x 7'7 (4.67m x 2.31m)  
Up and over door.

### Additional Information

Tenure - Leasehold  
Length of Lease - 125 years from 14/12/2020 - 121 years remaining approximately  
Service Charge - £1650pa which includes buildings insurance  
Ground Rent - £ Peppercorn

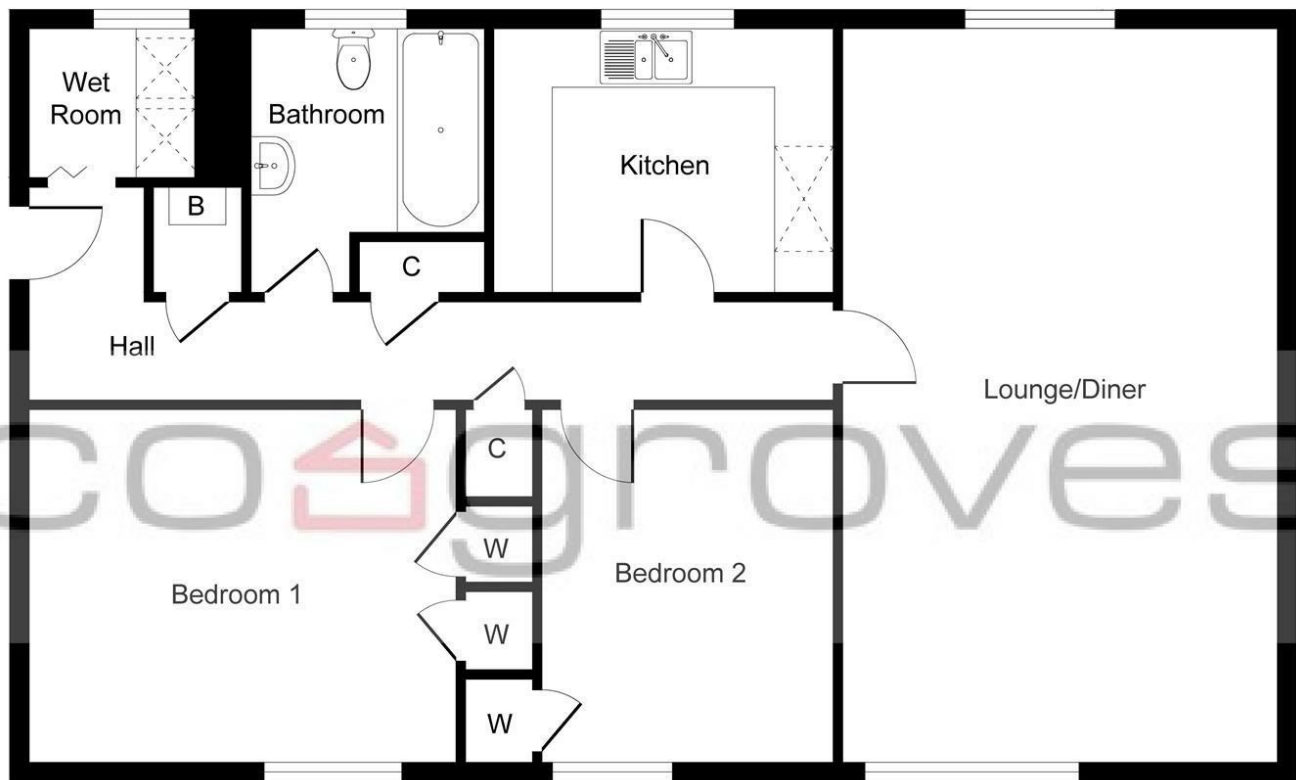
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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