



**Flat 7, Spinnaker Court Kent Street
Portsmouth, PO1 3FJ**

Offers Over £147,000

co^ogroves

Sales, Rentals and Block Management

Flat 7, Spinnaker Court Kent Street, Portsmouth, PO1 3FJ

GUIDE PRICE £147,000-£150,000. 1 BEDROOM TOP FLOOR APARTMENT LOCATED CLOSE TO GUNWHARF QUAYS, PORTSMOUTH UNIVERSITY AND PORTSMOUTH HARBOUR TRAIN STATION. The property is being sold with no chain and a share of freehold. The accommodation comprises a double bedroom with built in wardrobe, good size open plan lounge/kitchen, white bathroom suite, hallway with storage cupboard. Other benefits include double glazing, gas central heating and bike storage.

Communal Entrance

Security intercom allowing access to communal hall. Stairs to top floor.

Ground Rent - N/A

Council Tax - Band B

Flat Front Door To:

Entrance Hall

Wall mounted security entry phone, laminate flooring, radiator, double glazed window to rear, storage cupboard.

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.

Lounge/Kitchen

21'2 x 9'2 (6.45m x 2.79m)

Double glazed window to front, skylight window, laminate flooring, radiator, coved ceiling, spotlights, wall mounted Baxi gas boiler. Single drainer stainless steel sink unit with wall and base cupboards, oven, hob, extractor, plumbing for washing machine, space for fridge freezer.

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.

Bedroom

12'8 x 9'5 (3.86m x 2.87m)

Double glazed window to front, built in wardrobe, radiator.

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

Bathroom

6'9 x 5'8 (2.06m x 1.73m)

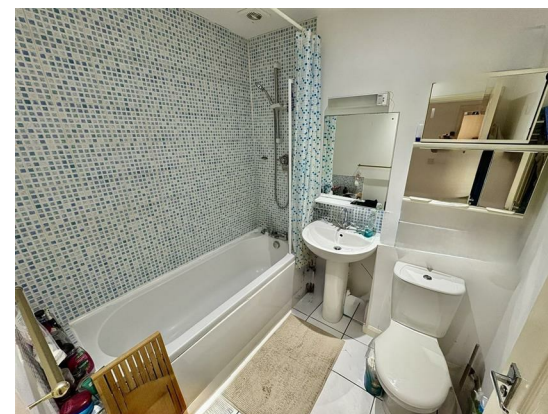
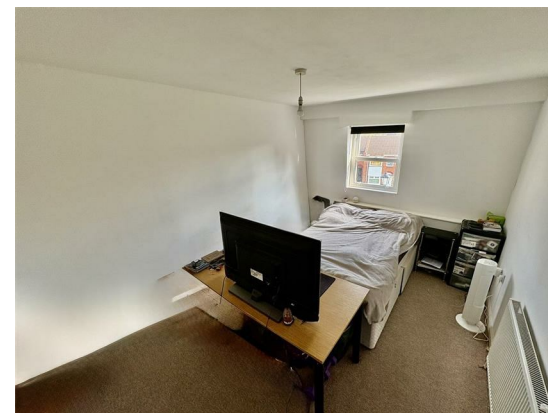
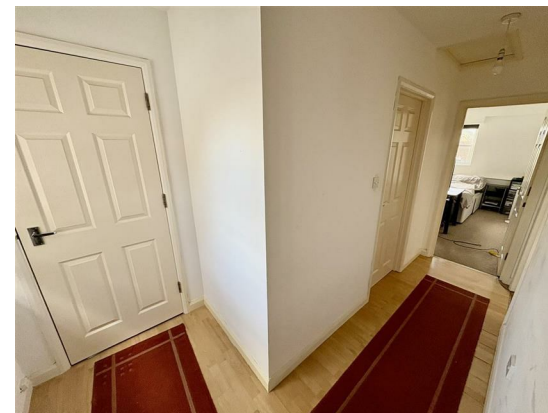
White suite comprising bath with shower over, WC, wash hand basin, part tiled walls, extractor, spotlights, radiator.

Additional Information

Tenure - Share of freehold

Length of lease - 99 years from 31/08/2004 (78 years remaining approximately)

Service Charge/Buildings Insurance - £1400pa -includes buildings insurance.





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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