



**Flat 16 Amersham Court, 25 Craneswater Park  
Southsea, PO4 0NX**

**Asking Price £265,000**

**co****groves**

Sales, Rentals and Block Management



## Flat 16 Amersham Court, 25 Craneswater Park, Southsea, PO4 0NX

2 BEDROOM 3RD FLOOR APARTMENT OFFERING SEA GLIMPSES, LIFT, GARAGE, VISITOR PARKING & LOCATED WITHIN REQUESTED CRANESWATER PARK, AREA CLOSE TO CANOE LAKE & SEAFRONT. OFFERED WITH NO CHAIN.

### Overview of Property

Purpose built, 2 double bedroomed flat with garage in Southsea, a few minutes walk from the sea.

The present owners bought the flat in 2013 and the lease was extended at that time to 150 years.

The flat benefits from being a purpose built and designed apartment: the walls are solid, all the rooms are of good size, both bedrooms have built in double wardrobes and the generous hallway has extensive built in storage. The separate kitchen and bathroom both have windows. The lounge has large, dual aspect windows, one a bay, facing South East, with views out across the roofs of Southsea, to the trees of Canoe Lake and out towards the sea. Windows are pvc double glazed and are designed to allow cleaning, both sides, from within the flat.

The present owners have upgraded the property while maintaining its 1960's look and feel. The gas fired central heating has been replaced for new, the new combi-boiler serviced annually by the gas engineer who installed the central heating. The bathroom, the kitchen and the electrics were all checked, renewed or upgraded or replaced as required.

The owners main residence is elsewhere, but the flat is not rented, and owners use the property as a second home. The block is a low rise design and the residents have their own company to manage communal interests, with three flat holders acting as directors. Dacks are employed as the

managing agents for the block. In recent years the garage roofs have been replaced, the communal areas, including the stairs, have been decorated and carpeted and have motion sensor lighting, and the building has been completely re-pointed. Most recently new fire safety doors have been installed leading to the stairs on the ground floor and on each landing. There is a lift to all floors.

### Communal Entrance

Security intercom system providing access to the communal entrance, stairs and lift to 3rd floor.

### Flat Front Door To:

#### Entrance Hall

Three double storage cupboards, airing cupboard and additional meter cupboard, radiator.

#### Lounge

15'5 into bay x 13'9 (4.70m into bay x 4.19m)

Double aspect room with bay window to rear and window to side offering sea glimpses, two radiators, coved ceiling, serving hatch.

#### Kitchen

13'6 x 6'2 (4.11m x 1.88m)

One and a half bowl sink unit with range of wall and base cupboards with work surfaces over, serving hatch, electric cooker, space for fridge, plumbing for washing machine, double glazed window to side, part tiled walls, vinyl flooring, Ideal gas boiler.

#### Bedroom 1

15'4 x 9'7 (4.67m x 2.92m)

Double glazed window to rear, coved ceiling, radiator, built in double wardrobe.

#### Bedroom2

12'1 x 8' (3.68m x 2.44m)

Double glazed window to rear, coved ceiling, radiator, built in double wardrobe.

#### Bathroom

14'1 x 5'9 (4.29m x 1.75m)

White suite comprising bath with shower attachment and electric Mira shower over, shower screen. WC, vanity wash hand basin with storage below, part tiled walls, radiator, double glazed window to side, vinyl flooring.

#### Garage

17'2 x 9'2 (5.23m x 2.79m)

Up and over door.

### Additional Information

Tenure - Leasehold

Length of Lease - 150 years from 24/06/2012 - 137 years remaining approximately

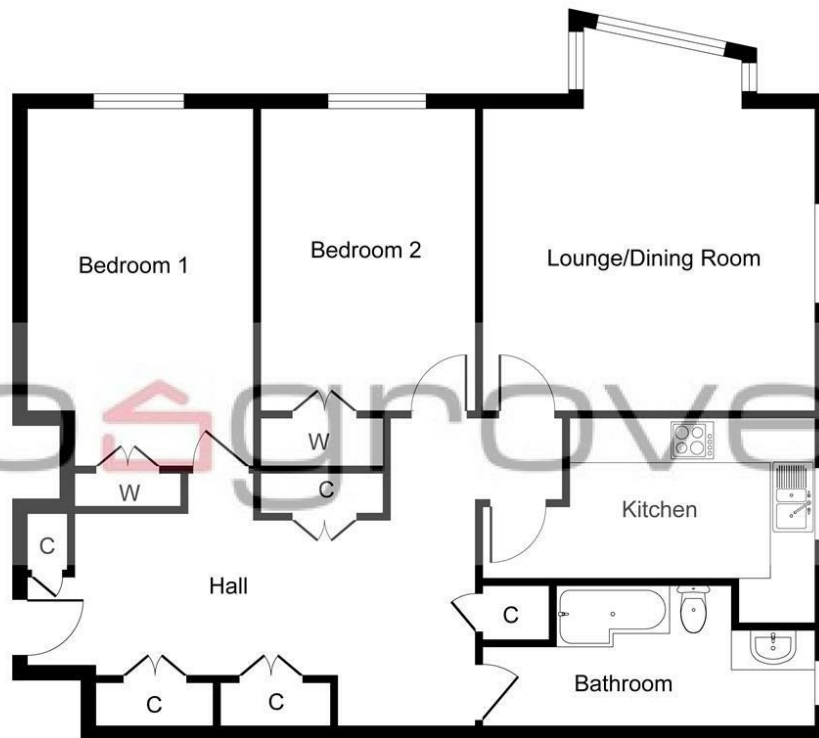
Service Charge - £1750pa inclusive of buildings insurance

Ground rent - £70pa

Council Tax Band - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & 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 that they are necessarily in working order or fit for the purpose.





Third 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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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