



Harding House High Street, Cosham Portsmouth PO6 3FL



welcome to

Harding House High Street, Cosham Portsmouth

****CHAIN FREE ONE BEDROOM APARTMENT**** We are delighted to offer to the market this charming one bedroom apartment located in the heart of Cosham.

Entrance Porch

Intercom system.

Entrance Hall

Carpet, access to all rooms.

Open Plan Living

22' x 14' 8" (6.71m x 4.47m)

Storage cupboard, radiator, carpet, laminate flooring, wall and base units, space for appliances, stainless steel sink/drainer, double glazed window to rear.

Bedroom One

14' 4" x 8' 8" (4.37m x 2.64m)

Built in wardrobe, radiator, carpet, double glazed window to rear.

Bathroom

Bath with over head shower, W/C, wash hand basin, heated towel rail, laminate flooring.





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Harding House High Street, Cosham Portsmouth

- Chain Free
- One Bedroom
- Modern Throughout
- Cosham train station within close proximity
- Ideal First time purchase

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 2095.20

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2016.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£145,000



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Property Ref:
POR111663 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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