



Pennant House Cross Street, Portsmouth PO1 3FT

welcome to

Pennant House Cross Street, Portsmouth

Two bedroom ground floor apartment, close to Gunwharf Quays and local amenities, call us to view today!



Fox & Sons are delighted to welcome to the market this modern two bedroom apartment on the ground floor in the popular Pennant House. Situated in a sought after location, in close proximity to Gunwharf Quays and benefiting from being finished to a very good standard and is offered with parking, this fantastic apartment must be seen! Having been used as the show-flat when the block was built, internally the property consists of a spacious lounge, which has access to the balcony and is also open plan to the modern fitted kitchen with granite work tops. The flat has two spacious double bedrooms, both of which are flooded with natural light and an en-suite. Completing the property is the fitted bathroom, which is finished to a wonderful standard. Call us today to arrange your viewing!

Entance Hall

Lounge

17' 11" x 12' 5" (5.46m x 3.78m)

Kitchen

10' x 6' (3.05m x 1.83m)

Bedroom One

19' 8" Max x 8' 9" (5.99m Max x 2.67m)

En-Suite

Bedroom Two

12' 5" x 8' 6" (3.78m x 2.59m)

Bathroom



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Pennant House Cross Street, Portsmouth

- TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT
- ALLOCATED PARKING
- BATHROOM & EN-SUITE
- MODERN BLOCK
- BALCONY

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1956.00

Ground Rent: 230.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SOS105863 - 0003

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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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