

FLAT 15 CORNWALLIS HOUSE CORNWALLIS CRESCENT, PORTSMOUTH, PO1 4DD



£169,995 Leasehold

THREE BEDROOMS! We are pleased to offer for sale this three bedroom, first floor flat located in Cornwallis Crescent, Landport. Accommodation comprises a fitted kitchen, three bedrooms, a family bathroom and a 14ft x 14ft reception room. Added benefits include gas central heating and double glazing. To arrange an internal viewing, please contact our Portsmouth branch to arrange an internal viewing today! 02392 661 662



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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HARDWOOD FRONT DOOR

HALLWAY

PVC double glazed window to front aspect, radiator, open to kitchen, laminate flooring, doors to bathroom, bedroom one, bedroom two, bedroom three and reception room, built in storage.

BEDROOM ONE

14' 5" x 8' (4.39m x 2.44m)

PVC double glazed windows to rear and side aspect, radiator, built in storage.

BEDROOM TWO

10' 9" narrowing to 8'11" x 7' 11" (3.28m x 2.41m)

PVC double glazed windows to rear and side aspect, radiator, laminate flooring.

BEDROOM THREE

11' 5" x 5' 11" (3.48m x 1.8m)

PVC double glazed window to rear aspect, radiator.

RECEPTION ROOM

14' 5" x 14' 5" (4.39m x 4.39m)

PVC double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM

Obscure PVC double glazed window to front aspect, concealed cistern WC, vanity wash basin unit, bath with shower over, stainless steel heated towel rail.

KITCHEN

10' 8" x 7' 9" (3.25m x 2.36m)

Obscure PVC double glazed window to front aspect, range of wall and base units, laminate work surfaces, integral oven, gas hob and extractor over, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, integral oven, glass splash back, plumbing for washing machine, wall mounted Vaillant boiler.

AGENTS NOTE – Council Tax Band A



LEASE INFORMATION:



As of May 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Portsmouth City Council

Balance of Lease: 90 years

Ground Rent, Maintenance, Buildings Insurance Charges: £207.00 PCM

Are Pets Allowed: Yes

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

FIRST FLOOR



We have taken every care to ensure the accuracy of the floor plan contained here, measurements of floor, wall and ceiling areas are approximate and are intended to guide only. We do not warrant the accuracy of the floor plan and do not accept any liability for any errors or omissions. The floor plan is not to be used as a basis for any legal proceedings. No responsibility or liability can be given. Issue and November 2024

OFFICE ADDRESS

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OFFICE DETAILS

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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH