

**FLAT 2 NORMAN COURT  
36 CRANESWATER PARK, SOUTHSEA,  
HAMPSHIRE,  
PO4 0LY**



**£180,000** Leasehold

ALLOCATED PARKING & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to welcome to the market this one double bedroom ground floor flat. The internal accommodation on offer briefly comprises; double bedroom, fitted kitchen, fitted bathroom and a reception room. Benefits include gas central heating, double glazing & no onward chain. Externally you will find an allocated parking space to the rear. Please contact the Southsea branch along Marmion Road today to book an internal viewing.



**jdea.co.uk**

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**t** JeffriesDibbens

**ig** @JeffriesAndDibbens





## COMMUNAL ENTRANCE

Secure communal door leading to communal hallway.

## COMMUNAL HALLWAY

Lift and stairs to all floors, laundry room, wooden front door to:-

## HALLWAY

Doors to all rooms, security entry phone, two storage cupboards, radiator, tiled flooring.

## BEDROOM

11' 10" x 9' 10" (3.61m x 3.01m)

Double glazed window to side elevation, radiator, built-in cupboard.

## BATHROOM

9' 10" x 5' 10" (3.00m x 1.79m)

Panel enclosed bath with electric shower over, close coupled WC, wall mounted wash basin with mixer tap, radiator, tiled to principal areas, obscure double glazed window to side elevation.



## KITCHEN

10' 7" x 6' 10" (3.24m x 2.10m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for fridge/freezer, space and plumbing for washing machine, built-in oven, induction hob with extractor fan over, cupboard housing combination boiler, tiled to principal areas and tiled flooring, double glazed window to side elevation.



## LOUNGE

15' 5" x 10' 11" (4.71m x 3.33m)

Double glazed window to side elevation, two radiators, polished porcelain tiled flooring.

## COMMUNAL LAUNDRY ROOM

Washing machines and tumble dryers, sink and drainer unit.

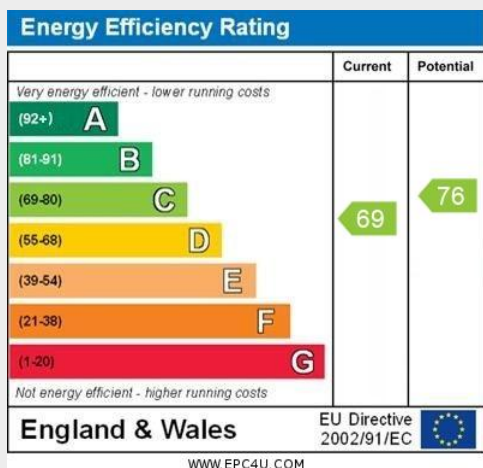
## PARKING

One allocated parking space to the rear, visitors parking on a First come, First serve basis to the front of the building.

## AGENTS NOTE:

## COUNCIL TAX

Band B.







# LEASE INFORMATION:



As of January 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Rayners.

**Balance of Lease:** 71 years remaining.

**Ground Rent Charges:** £40 per annum.

**Ground Rent Review Period:** TBC.

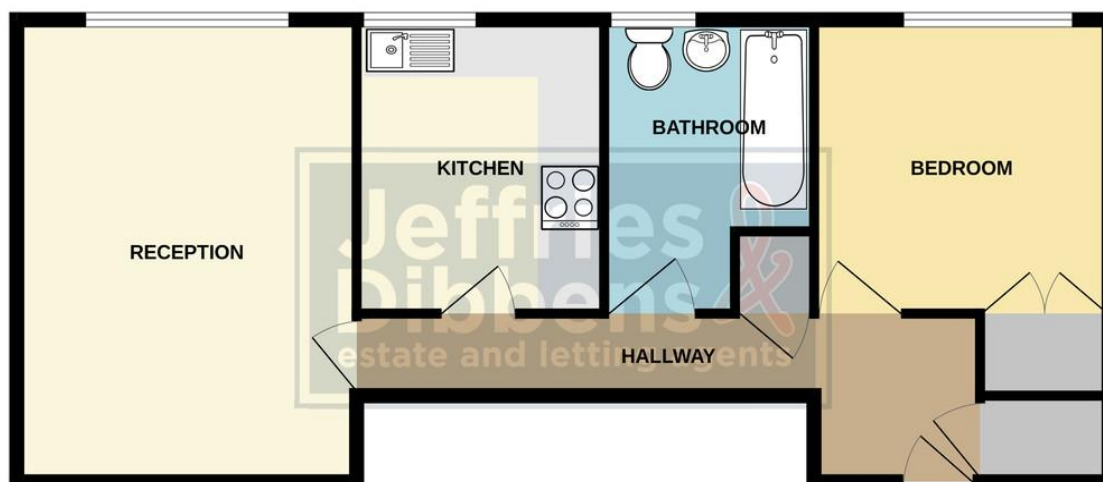
**Maintenance/Service Charges:** £1716.00 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** £211.00 per annum.

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

## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

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