



£160,000
Flat 2, Natalie Court
Cosham, PO6 2DD

PROPERTY SUMMARY

We are delighted to offer for sale this spacious one bedroom purpose built flat situated in Park Lane, Cosham. Set within a modern block of only four properties, this ground floor flat boasts a spacious lounge/diner, modern fitted kitchen and bathroom suite, allocated parking, gas central heating, double glazing. The property is located close to Cosham High Street, Queen Alexandra Hospital and local transport links. We believe this property would suit a first time or investment buyer. An internal viewing is highly recommended to fully appreciate what is on offer.





HALLWAY

BATHROOM

7' 3" x 6' 3" (2.21m x 1.91m)

BEDROOM

12' 3" x 10' 4" (3.73m x 3.15m)

LOUNGE/DINER

14' 10" x 12' 5" (4.52m x 3.78m)

KITCHEN

8' 5" x 8' 3" (2.57m x 2.51m)

LEASE INFORMATION

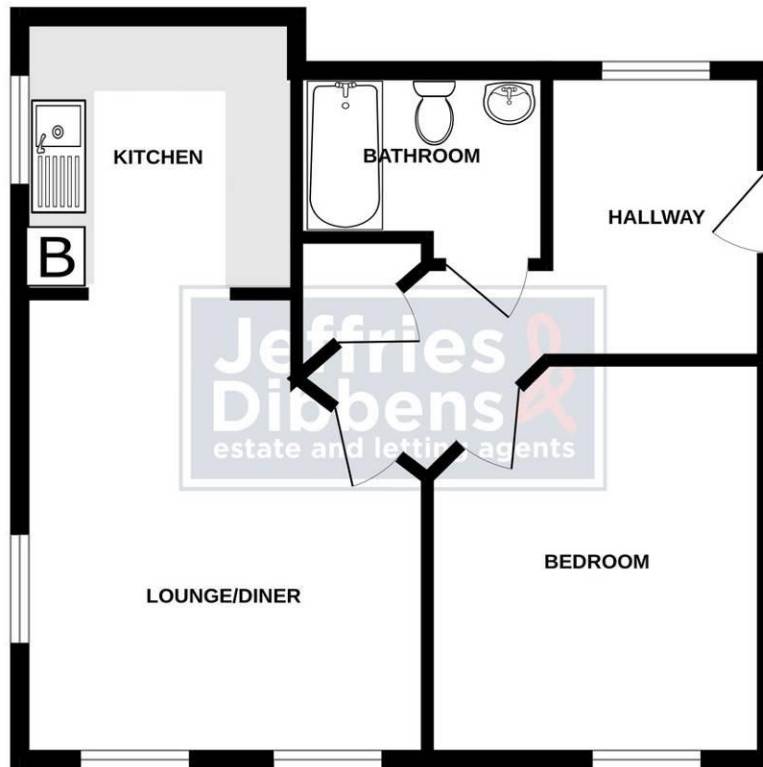
125 year lease from January 2014 (115 years remaining)

Service Charge - Approx. £1980 per annum (includes Buildings Insurance)

Ground Rent - Approx. £200 per annum



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.