



£125,000
St. Colmans Avenue
Cosham, PO6 2LD

PROPERTY SUMMARY

We are delighted to offer for sale this one bedroom ground floor retirement flat situated in Walberton Court, Cosham. The property is offered with no forward chain and benefits from residents parking, a communal garden and is a short distance away from Cosham High Street. An internal viewing is recommended to fully appreciate what this property has to offer. Contact Jeffries and Dibbens (Drayton).





HALLWAY

LOUNGE 14' 10" x 11' 1" (4.52m x 3.38m)

KITCHEN 9' 7" x 7' 8" (2.92m x 2.34m)

BEDROOM 14' 9" x 9' 0" (4.5m x 2.74m)

BATHROOM 7' 8" x 6' 0" (2.34m x 1.83m)

PARKING Residents parking to rear.

LEASE INFORMATION

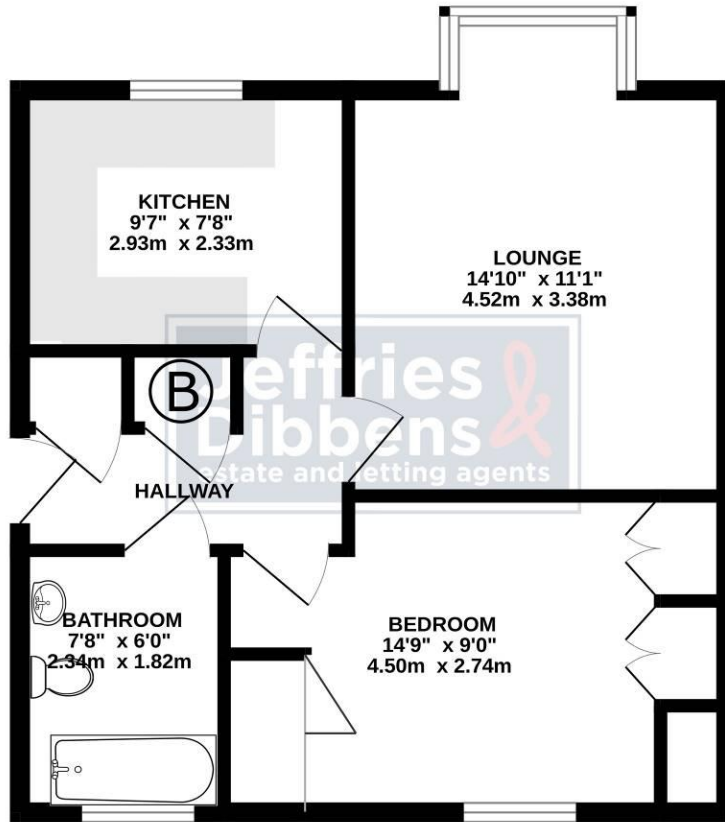
Service Charge:
£2471.10 per annum
(approx. £205.93 per month)

Ground Rent:
£75.00 per annum

125 year lease from 28/10/1988
(approx. 89 years remaining)



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.
Made with Metropix 52024

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	69
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC

WWW.EPC4U.COM



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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 check the measurements.