

£185,000
Flat 12, Southlands
Cosham, PO6 2SD

PROPERTY SUMMARY

We are delighted to welcome to the market this well presented two bedroom first floor flat located in a popular area of Cosham. The property is situated a short distance from Cosham High Street, Cosham Railway Station, bus routes, motorway links, local schools, recreation grounds and many other amenities. The accommodation comprises; entrance hall, 16ft lounge, modern kitchen, two bedrooms and modern shower room. Additional benefits to the property include allocated parking, new gas central heating system, and double glazing. A viewing is highly recommended to appreciate the property on offer. A viewing can be arranged via Jeffries and Dibbens (Drayton).





ENTRANCE HALL

LOUNGE 16' 4" x 13' 3" (4.98m x 4.04m)

KITCHEN 13' 6" x 5' 8" (4.11m x 1.73m)

BEDROOM ONE 11' 10" x 10' 3" (3.61m x 3.12m)

BEDROOM TWO 8' 9" x 8' 6" (2.67m x 2.59m) With a cupboard housing the combination boiler.

SHOWER ROOM 6' 4" x 5' 8" (1.93m x 1.73m)

PARKING Allocated parking.

LEASE INFORMATION

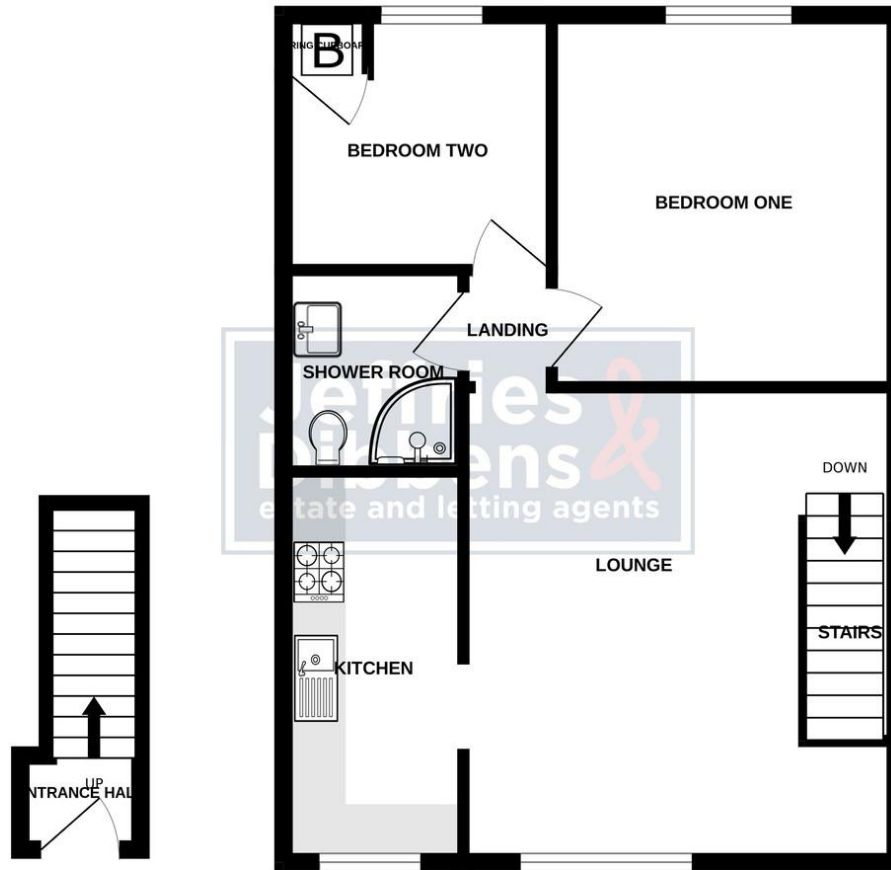
Lease Length: 948 Years Remaining.

Service Charge: £1020.00 Approx Per annum

Ground Rent: N/A

GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Leasehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk

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