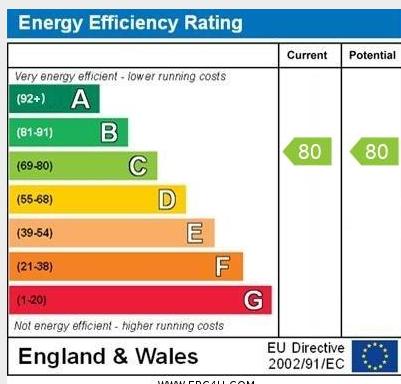




**£190,000 Leasehold**

We're pleased to present to the market this well presented two bedroom ground floor apartment situated in Principal Court, Cosham. The property consists of a master bedroom with en suite facilities, a second bedroom, a modern family bathroom, a kitchen and a spacious lounge with double doors opening onto a grass communal area. Other benefits include gas central heating, an allocated parking space and a communal bike shed. To arrange your viewing contact our Drayton Office today!



## COMMUNAL ENTRANCE

Front door to ground floor flat.

## HALLWAY

### BEDROOM ONE

10' 8" x 8' 6" (3.25m x 2.59m)

Fitted wardrobes.

### ENSUITE

7' 11" x 5' 4" (2.41m x 1.63m)

Fully tiled.

### BEDROOM TWO

11' 10" x 6' 8" (3.61m x 2.03m)

### BATHROOM

6' 8" x 6' 5" (2.03m x 1.96m)

Fully tiled.

### LOUNGE

15' 10" x 11' 3" (4.83m x 3.43m)

### KITCHEN

8' 6" x 7' 6" (2.59m x 2.29m)



# LEASE INFORMATION:



As of 12/01/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Home Ground Online

**Balance of Lease:** 109 as of 12/01/2026

**Ground Rent Charges:** £200.85 per annum

Ground Rent Review Period: Every 10 years

**Maintenance/Service Charges:** £1789.92 per annum

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

**Building Insurance:** Included in the service charge

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

GROUND FLOOR



Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for illustrative purposes only and are not intended for any prospective purchaser. The fixtures, fittings and equipment 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,  
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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