

# bushnell porter



## Cresta Court, Eastern Parade

Southsea PO4 9RS



- Communal entrance hall
- Security entrance phone
- Communal gardens
- Lift and stairs to all floors
- Front aspect lounge
- Dining room
- Rear aspect wood grain effect kitchen
- Two bedrooms
- Shower room
- Bathroom
- Gas heating (via Communal boiler) and double glazing
- Allocated garage

### Independent Estate Agents

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Other Offices in Hampshire



**A two bedroom two reception room ground floor seafront apartment with views across communal gardens and allocated garage in block.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** security entrance phone, lift and stairs to all floor.

**ENTRANCE HALL** doors to all rooms, security entrance phone, built-in double wardrobe/cloaks cupboard with hanging rail and storage shelf space, blanket storage space over, further cupboard giving access to electric meter and fuses, airing cupboard with water tank, telephone point.

**LOUNGE** 16ft 2 (4.94m) x 14ft 8 (4.47m) plus front aspect recess 11ft 9 (3.58m) x 4ft 6 (1.38m) southerly front aspect via double glazed windows with views over communal gardens and towards Tennis Courts, single panelled radiator, television point, two wall light points, lounge opening onto dining area.

**DINING ROOM** 14ft 7 (4.46m) x 10ft 10 (3.32m) front aspect via double glazed windows with views over communal gardens and towards Tennis Courts, single panelled radiator.

**KITCHEN** 9ft (2.72m) x 9ft 4 (2.86m) rear aspect room via double glazed window overlooking rear parking area, kitchen comprising wood grain effect units with brushed steel furniture, one and half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmets, under pelmet lighting, built-in washing machine, built-in fridge/freezer, electric eyelevel oven adjacent four ring electric hob with cooker hood over, vinyl flooring.

**BEDROOM 1** 16ft 4 (5.00m) x 10ft (3.05m) dual side and rear aspect room via double glazed windows, one double and one single panelled radiator, fitted bedroom furniture comprising his and hers wardrobes with mirror fronted doors, further blanket cupboards over headboard, corner display shelves, wall light point,

**BEDROOM 2** 10ft 1 (3.07m) x 9ft 6 (2.90m) rear aspect room via double glazed window, single panelled radiator, built-in double wardrobe concealing hanging rail and blanket cupboard over.

**BATHROOM** 6ft 4 (1.92m) x 5ft 7 (1.70m) rear aspect room via frosted double glazed window, white three piece suite, close coupled w.c., pedestal wash hand basin with chrome taps, tiled splashback, panel enclosed bath with chrome bath/ shower mixer, tiled surround, chrome towel rail/radiator, tiling to all walls, extractor fan.

**SEPARATE SHOWER ROOM** three piece suite comprising recessed shower cubicle with three tiled walls, glazed door/screen, electric shower mixer, close coupled w.c, pedestal wash hand basin with chrome tap, storage cupboard below with chrome furniture, chrome towel rail/radiator, tiling to all walls, extractor fan.

**OUTSIDE** there are communal gardens with well stocked flower borders, main lawn area, to the rear of the property there is a block of garages with garage number 16 allocated to the apartment plus visitor parking.

**SINGLE GARAGE (Number 16)** via metal up and over door.

**N.B. AGENTS NOTES:** An internal inspection is highly recommended to appreciate the size and layout of this purpose built ground floor apartment just off the seafront has to offer. The central heating to all the flats is supplied via a communal boiler.

**COUNCIL TAX – Portsmouth City Council – Band ‘D’ - £2,075.45 – 2024/2025**

## **LEASEHOLD**

**Lease length – 999 years from 1<sup>st</sup> April 2010**

**Maintenance charges – £3,067.39 for period 25<sup>th</sup> December 2023 to 24<sup>th</sup> December 2024**

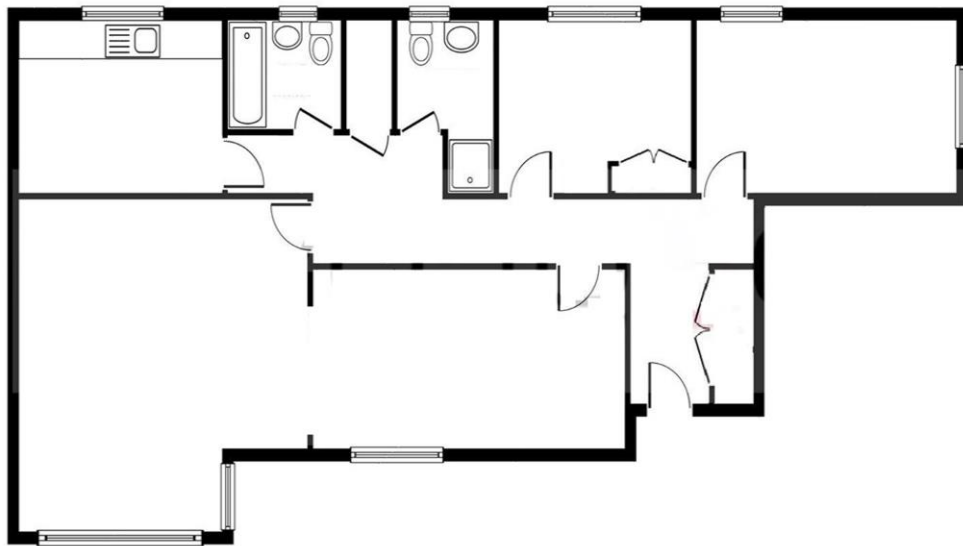
**Ground rent – n/a**

**Share of freehold – 1/24<sup>th</sup> share**

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**<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

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The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69   C	74   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

