



**£125,000** Leasehold

Offered with NO FORWARD CHAIN and located in Cosham High Street within east access to local shops, train station and bus links. The property consists of a lounge, a kitchen, two double bedrooms and a bathroom. We feel that this property would be ideal for an investor or first time buyer. To arrange your viewing contact our Drayton Office today!



## COMMUNAL ENTRANCE

Stairs to all floors.

## ENTRANCE

## HALLWAY

## LOUNGE

13' 3" x 12' 2" (4.04m x 3.71m)

## KITCHEN

9' 7" x 5' 7" (2.92m x 1.7m)

## BEDROOM ONE

15' 8" x 8' 6" (4.78m x 2.59m)

## BEDROOM TWO

11' 7" x 8' 2" (3.53m x 2.49m)

## BATHROOM

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



As of 26/02/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** TBC

**Balance of Lease:** 104 years as of 26/02/2026

**Ground Rent Charges:** £150 per annum

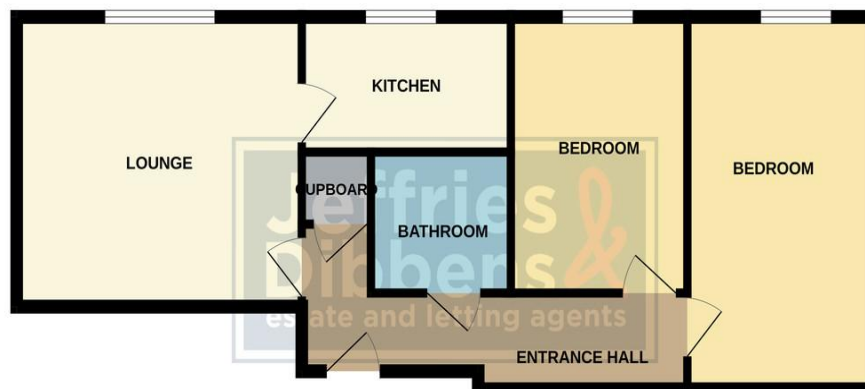
Ground Rent Review Period: Every 25 years from 2004.

**Maintenance/Service Charges:** TBC

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

**Building Insurance:** TBC

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



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

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## OFFICE DETAILS

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