



**Flat 16 Amersham Court, 25 Craneswater Park
Southsea, PO4 0NX**

Offers Over £250,000

co**groves**

Sales, Rentals and Block Management

Flat 16 Amersham Court, 25 Craneswater Park, Southsea, PO4 0NX

GUIDE PRICE £250,000-£260,000. 2 BEDROOM 3RD FLOOR APARTMENT OFFERING SEA GLIMPSES, LIFT, GARAGE, VISITOR PARKING & LOCATED WITHIN REQUESTED CRANESWATER PARK, AREA CLOSE TO CANOE LAKE & SEAFRONT. OFFERED WITH NO CHAIN.

The bright and airy accommodation comprises 2 double bedrooms, both with fitted wardrobes. Double aspect lounge with sea glimpses, modern fitted kitchen & bathroom suite, large hallway with plenty of storage space/cupboards. In addition to the garage there is also visitor parking.

Communal Entrance

Security intercom system providing access to the communal entrance, stairs and lift to 3rd floor.

Flat Front Door To:

Entrance Hall

Three double storage cupboards, airing cupboard and additional meter cupboard, radiator.

Lounge

15'5 into bay x 13'9 (4.70m into bay x 4.19m)

Double aspect room with bay window to rear and window to side offering sea glimpses, two radiators, coved ceiling, serving hatch.

Kitchen

13'6 x 6'2 (4.11m x 1.88m)

One and a half bowl sink unit with range of wall and base cupboards with work surfaces over, serving hatch, electric cooker, space for fridge, plumbing for washing machine, double glazed window to side, part tiled walls, vinyl flooring, Ideal gas boiler.

Bedroom 1

15'4 x 9'7 (4.67m x 2.92m)

Double glazed window to rear, coved ceiling, radiator, built in double wardrobe.

Bedroom 2

12'1 x 8' (3.68m x 2.44m)

Double glazed window to rear, coved ceiling, radiator, built in double wardrobe.

Bathroom

14'1 x 5'9 (4.29m x 1.75m)

White suite comprising bath with shower attachment and electric Mira shower over, shower screen. WC, vanity wash hand basin with storage below, part tiled walls, radiator, double glazed window to side, vinyl flooring.

Garage

17'2 x 9'2 (5.23m x 2.79m)

Up and over door.

Additional Information

Tenure - Leasehold

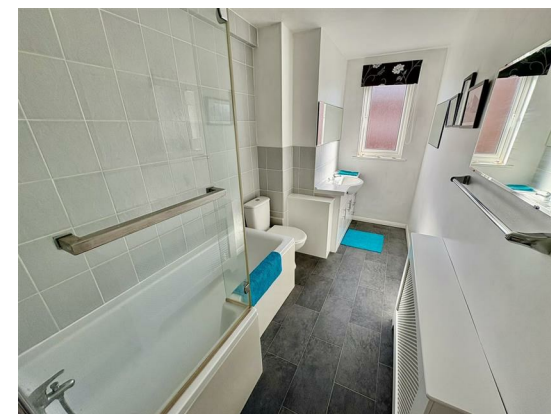
Length of Lease - 150 years from 24/06/2012 - 137 years remaining approximately

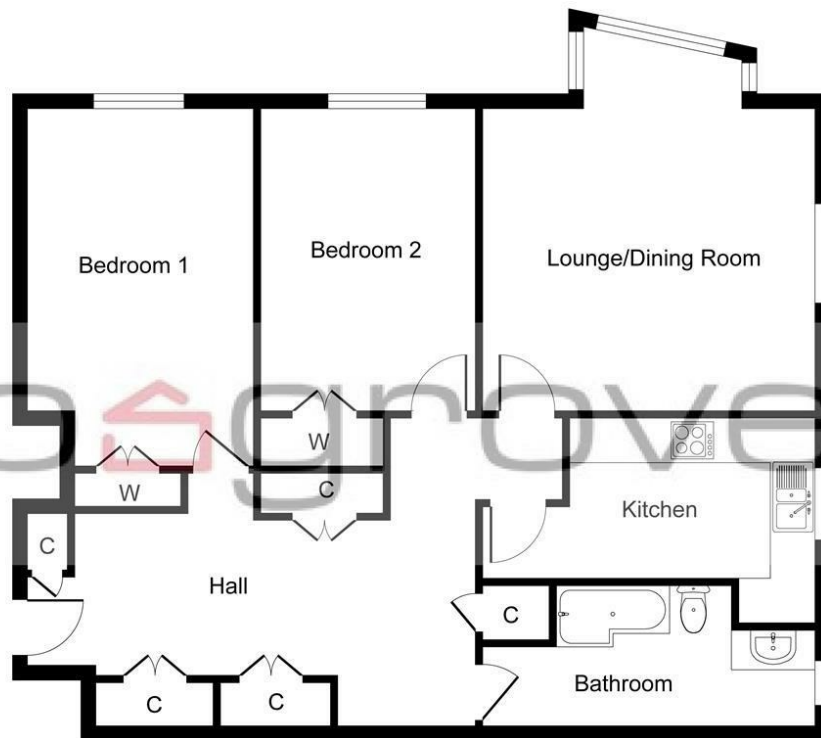
Service Charge - £1750pa inclusive of buildings insurance

Ground rent - £70pa

Council Tax Band - Band C

The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





Third Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	80	81
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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