



Flat 11 Cunningham Court, Collingwood Road, Southsea, PO5 2SU

Exceptionally convenient location SOUTH OF ALBERT ROAD for the MODERN TWO BEDROOM FIRST FLOOR APARTMENT benefitting from residents' car park, double-glazing, electric heating, secure entry, communal laundry room, and 19ft living room/kitchen. Very keenly priced to reflect the NEED FOR SOME REFURBISHMENT and now presenting a blank canvas well-suited to first time buyers, investors (projected return £1,200 pcm approx.), and those down-sizing. Built around 1989, 'Cunningham Court' is an attractive three-storey residential development having brick elevations under a pitched and tiled roof. It is positioned close to the junction of Collingwood Road with Duncan Road, some half a mile only from Southsea Town Centre (Palmerston Road Shopping Precinct) and The Seafront. This pleasant and popular address is within comfortable reach of a wide range of public amenities including: leisure and recreation facilities, local shops and eateries, main-line stations, bus services, various schools, and the Kings Theatre.



Quietly set at the rear of the building Flat 11 itself is available with the further asset of NO ONWARD CHAIN. Full particulars are given as follows and early enquiry is urged:

Canopied MAIN ENTRANCE with recessed front door, having SECURE ENTRY SYSTEM, to:

COMMUNAL HALLWAY

Access to Car Park. Door to:

INNER LOBBY

Stairs to upper floors.

FIRST FLOOR

LAUNDRY ROOM

Having two large washing machines and two tumble dryers for communal use.

FLAT 11

'L'-shaped ENTRANCE HALL

Textured plaster ceiling. Night storage radiator. Built-in cupboard housing water tank.

BEDROOM ONE

13'0 x 7'6 (3.96m x 2.29m)

Textured plaster ceiling. UPVC double-glazed window. Night storage radiator.

BEDROOM TWO

9'10 x 6'6 (3.00m x 1.98m)

Textured plaster ceiling. UPVC double-glazed window. Electric panel heater.

BATHROOM & W.C.

6'6 x 6'0 (1.98m x 1.83m)

White suite comprising: low flush w.c., handbasin, and panelled bath with 'Mira' independent shower mixer. Extractor. Part-tiled walls. Textured plaster ceiling.

LIVING ROOM & KITCHEN

19'5 x 10'1 (5.92m x 3.07m)

Textured plaster ceiling. Shallow square bay window with UPVC double-glazing. Night storage radiator.

Kitchen Area: fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink. Electric cooker panel. Plumbing for washing machine. Folding door from Entrance Hall.

OUTSIDE

RESIDENTS CAR PARK

New owners must apply to the Managing Agents for the granting of a designated space.

GENERAL INFORMATION

Tenure: Lease extended, now for a term of 189 years from 1st January 1987

(approx 150 years remaining).

Service Charge: £1,980 per annum.

Ground Rent: A peppercorn.

Council Tax: Band 'A' - £1,527.80 per annum.

EPC

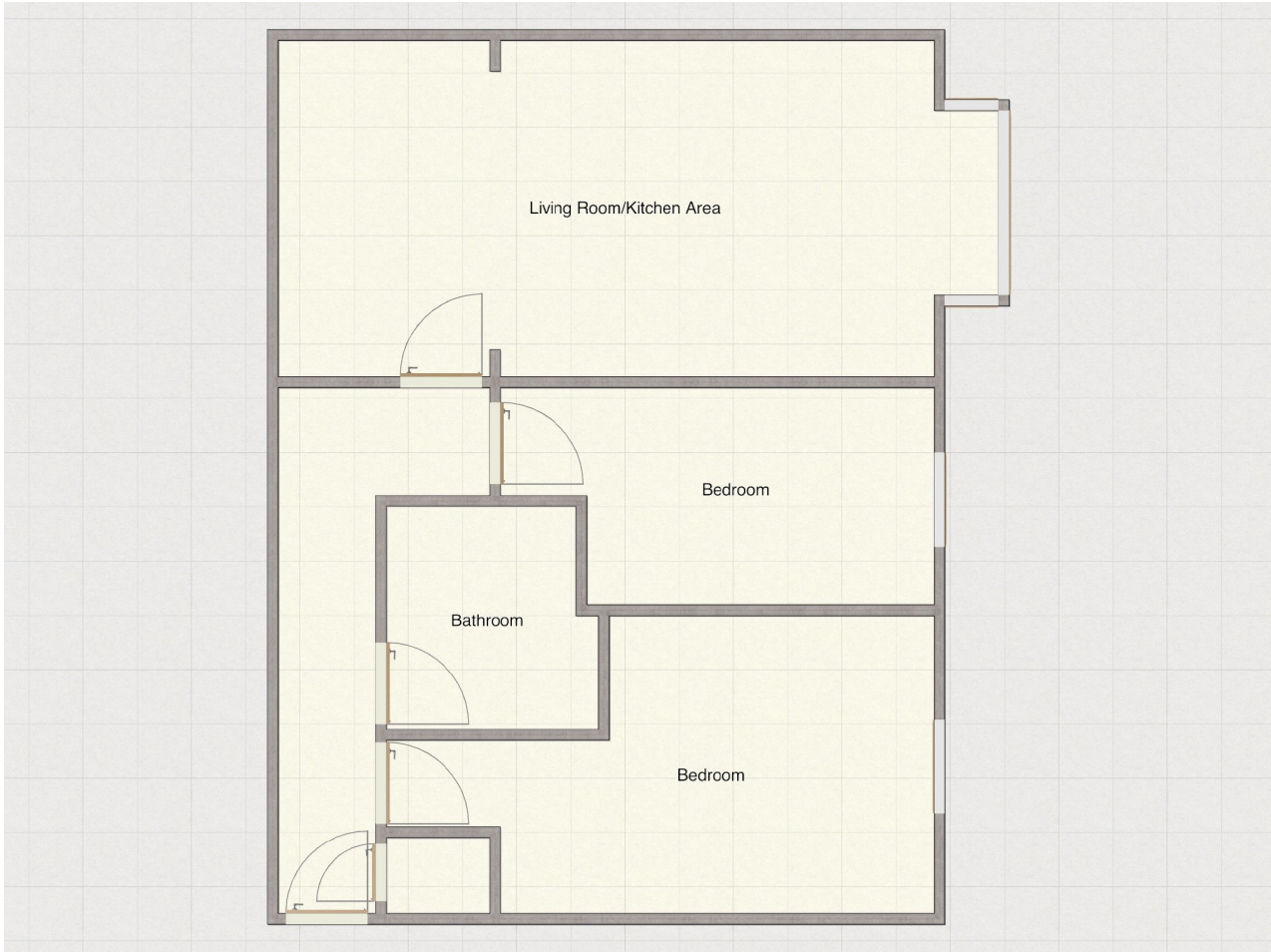
Energy Rating 'C' (Floor Area 45 sq m approx).

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (18121/064421)







Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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