



**£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)



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>	80	80
(55-68)	<b>D</b>		
(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:



## 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

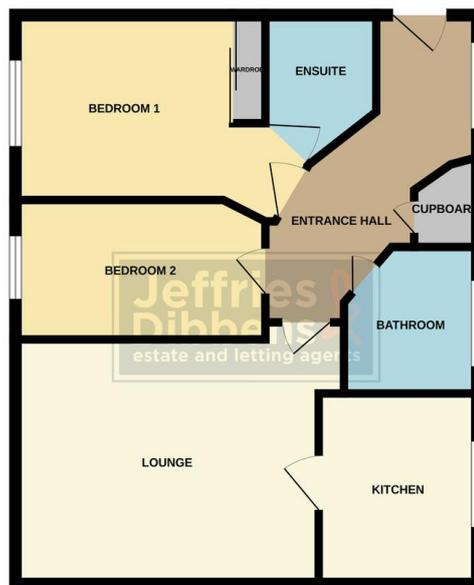
Maintenance/Service Charges: £1789.92 per annum

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



While 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.  
Made with Metrepro 10/20

## OFFICE ADDRESS

196 Havant Road, Drayton, Portsmouth,  
Hampshire, PO6 2EH

## OFFICE DETAILS

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