GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

[redacted]

17 September 2036

7803-0526-0712-0091-7606

efficiency-standard-landlord-

vs this property's current and
y rating.

a rating from A (best) to G (worst)
e better the rating and score, the
gy bills are likely to be.

n England and Wales:

ergy rating is D
ergy score is 60

TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

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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Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

Tel: 02392 264500
Email: sales@wainwrightestates.co.uk
www.wainwrightestates.co.uk

35 Albert Road

Cosham, Portsmouth PO6 3DD

Offers Over: £240,000

DESCRIPTION

Rarely available to the sales market, we are delighted to present this spacious three DOUBLE BEDROOM ground-floor flat, ideally situated in the heart of Cosham, just a short walk to from the High Street, Train Station and Queen Alexandra Hospital. The property offers flexible and versatile accommodation, currently arranged as two double bedrooms and two sitting rooms, it could equally provide three double bedrooms. There is also a separate kitchen and a large, spacious bathroom. Externally, the property benefits from it's own private low maintenance garden with side access and off road parking, providing excellent outdoor space and convenience. Further benefits include double glazing, gas central heating with a recently fitted boiler and the property is offered with no forward chain. There are approximately 81 years remaining on the lease and there are currently no ground rent or service charges. An internal viewing is highly recommended to fully appreciate the size and potential this property has to offer.

ACCOMMODATION

ENTRANCE HALL

LOUNGE 13' 7'' into bay x 11' 9'' (4.14m x 3.58m)

BEDROOM 3 14' 4'' x 6' 9'' (4.37m x 2.06m)

BEDROOM 2 12' 0'' x 8' 9'' (3.65m x 2.66m)

BEDROOM 1 12' 5'' x 11' 8'' (3.78m x 3.55m)

KITCHEN 12' 4'' x 4' 10'' (3.76m x 1.47m)

BATHROOM 10' 4'' x 5' 2'' (3.15m x 1.57m)

OUTSIDE

REAR GARDEN

OFF ROAD PARKING

LEASE INFORMATION

81 Years remaining on lease.
Currently No maintenance or ground rent charges.