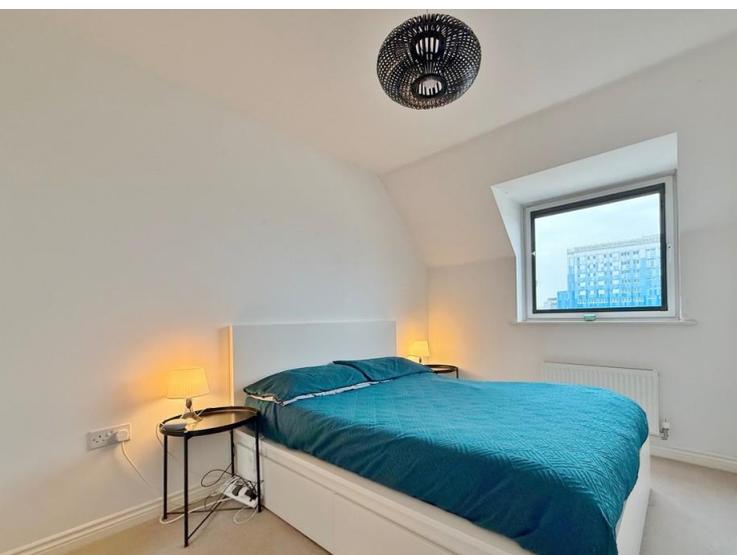


**FLAT 7 REGIUS HOUSE  
TUDOR CRESCENT, COSHAM,  
PORTSMOUTH**



**£180,000** Leasehold

We're pleased to present to the market this well presented top floor apartment located in Regius House, Cosham. The property consists of a lounge with a westerly facing "Juliette Balcony", a modern kitchen, a bathroom and two bedrooms of which the master bedroom boasts ensuite facilities. Other benefits include gas central heating, double glazing and an allocated parking space. We feel that this property would be ideal for a first time buyer or investor, to arrange your viewing contact our Drayton Office today!



## COMMUNAL ENTRANCE

Stairs to all floors.

## FRONT DOOR

## HALLWAY

## BEDROOM ONE

11' 9" x 8' 4" (3.58m x 2.54m)

## ENSUITE

## BEDROOM TWO

12' 0" x 6' 5" (3.66m x 1.96m)

## BATHROOM

## LOUNGE

14' 6" x 11' 2" (4.42m x 3.4m)

## KITCHEN

8' 4" x 7' 4" (2.54m x 2.24m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



# LEASE INFORMATION:



As of 11/03/2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Abacus Land 4 Limited

**Balance of Lease:** 108 as of 11/03/2026

**Ground Rent Charges:** £200.85 per annum

Ground Rent Review Period: Every 10 years, due 1/1/2030

**Maintenance/Service Charges:** £1789.92 per annum

**Maintenance /Service Charges Review Period:** Reviewed yearly

**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.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other parts are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, completeness and applicability of these plans have not been tested and no guarantee is given to their availability or efficiency. Use for general information only.  
Ready with Mortgage (2024)

## OFFICE ADDRESS

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

## OFFICE DETAILS

023 9237 3341  
drayton@jeffries.co.uk  
www.jdea.co.uk

**AGENTS' NOTE:** All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH