



£190,000
Flat 25, Stuart Court
Cosham, PO6 2EQ

PROPERTY SUMMARY

We are delighted to offer for sale this well presented two bedroom top floor flat situated in the sought after location of Stuart Court, Cosham. Set within walking distance to both Cosham High Street and the Queen Alexandra Hospital, this property should attract considerable interest. The property boasts a 19'9 lounge with a west facing balcony, modern kitchen, two double bedrooms, bathroom and separate WC. Benefits include allocated parking, gas central heating and double glazing. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton).





HALLWAY

BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m)

WC

5' 10" x 2' 8" (1.78m x 0.81m)

LOUNGE/DINER

19' 9" x 11' 6" (6.02m x 3.51m)

KITCHEN

11' 0" x 9' 0" (3.35m x 2.74m)

BEDROOM ONE

12' 10" x 11' 0" (3.91m x 3.35m)

BEDROOM TWO

11' 8" x 9' 8" (3.56m x 2.95m)

LEASE INFORMATION

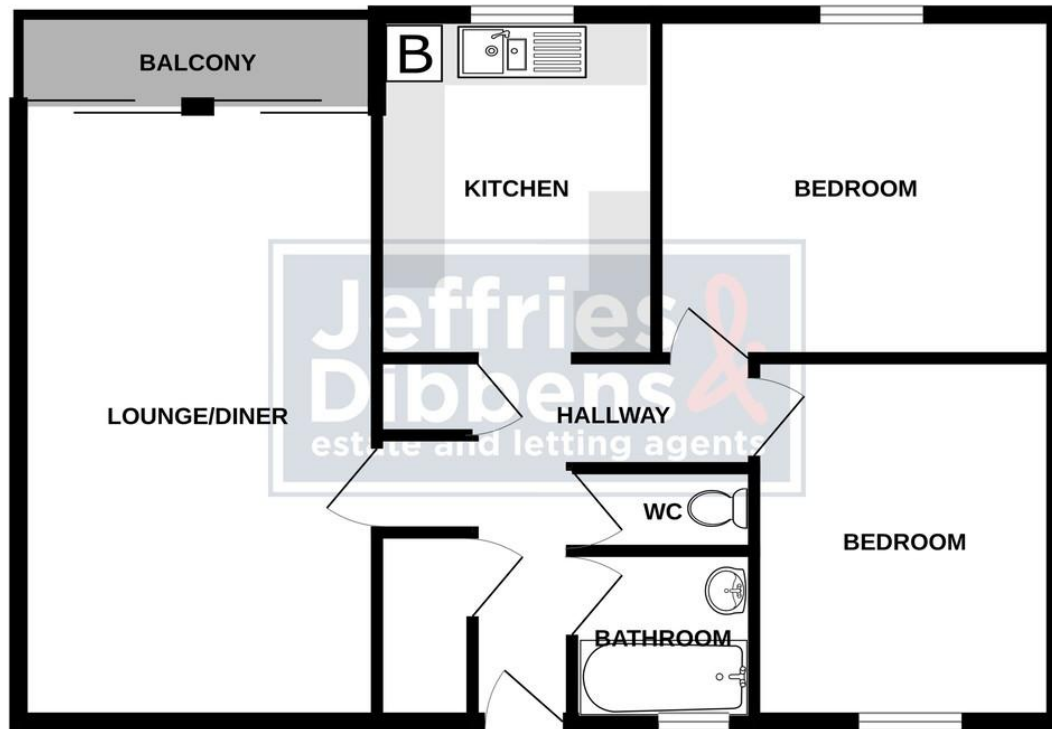
Share of Freehold

Service Charge - £1448.40 per annum (includes Ground Rent and Buildings Insurance)

Remainder of 125 year lease



THIRD FLOOR



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Share of Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.