



OFFERS OVER
£150,000
Flat 5, Capstan House
Cosham, PO6 3EQ

NO FORWARD CHAIN! We are delighted to welcome to the sales market this beautifully presented one bedroom apartment situated in Capstan House on Cosham High Street. This second floor apartment is a short distance from Cosham Railway Station, QA Hospital, local shops, bus links and many other amenities. The accommodation comprises; entrance hall, spacious lounge/ diner, kitchen, large bedroom and modern bathroom. Additional benefits to the property front and rear balconies, electric heating, secure phone entry system and a lift to all floors. A viewing is highly recommended to appreciate the stunning property on offer.





ENTRANCE HALL

LOUNGE/DINER 22' 4" x 9' 11" (6.81m x 3.02m)

KITCHEN 9' 3" x 5' 8" (2.82m x 1.73m)

BEDROOM 16' 6" x 9' 11" (5.03m x 3.02m) With a built in wardrobe.

BATHROOM 7' 10" x 5' 9" (2.39m x 1.75m)

AGENTS NOTE Council Tax Band – B

LEASE INFORMATION

99 year lease from 2003

Service Charge & Ground Rent- £1404.00



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
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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