

FLAT 15 CRESTA COURT

EASTERN PARADE | SOUTHSEA | PO4 9RS



£392,000
Leasehold - Share of Freehold

- Two/Three Bedroom Ground Floor Apartment
- Double Aspect Living/Dining Room
- Fitted Kitchen with Integrated Oven and Hob
- Bathroom plus Separate Cloaks/Shower Room
- Gas Central Heating & Partial Double Glazing
- South Facing Balcony
- Garage Plus Visitor Parking
- Leasehold / Share of Freehold



In Brief

We have the pleasure in marketing for sale this spacious ground floor apartment located in the Craneswater & Eastern Parade Conservation Area overlooking Southsea Lawn Tennis Club. Occupying the front facing corner of this highly desirable apartment block along arguably one of the most sought after locations on the seafront, the apartment benefits from ground level access and a garage. The accommodation comprising; entrance hall, cloaks/shower room, impressive double aspect living/dining room with southerly facing balcony, kitchen with integrated oven, hob, three bedrooms (alternatively one can be used as a dining room or study) plus bathroom. There is partial double glazing and a centrally operated gas heating system, the cost of which is included in the annual service charge. Externally, there are well tended communal gardens and private driveway access to a garage at the rear. Enjoying the benefits of owning a share of the freehold and the remainder of a long 999 year lease. We strongly recommend your earliest inspection to avoid disappointment. No forward chain.

£392,000

KEY FACTS

TENURE: Share of Freehold
TERM: 985 Years
GROUND RENT: Peppercorn
SERVICE CHARGE: £3833
COUNCIL TAX BAND: D
EPC RATING: C



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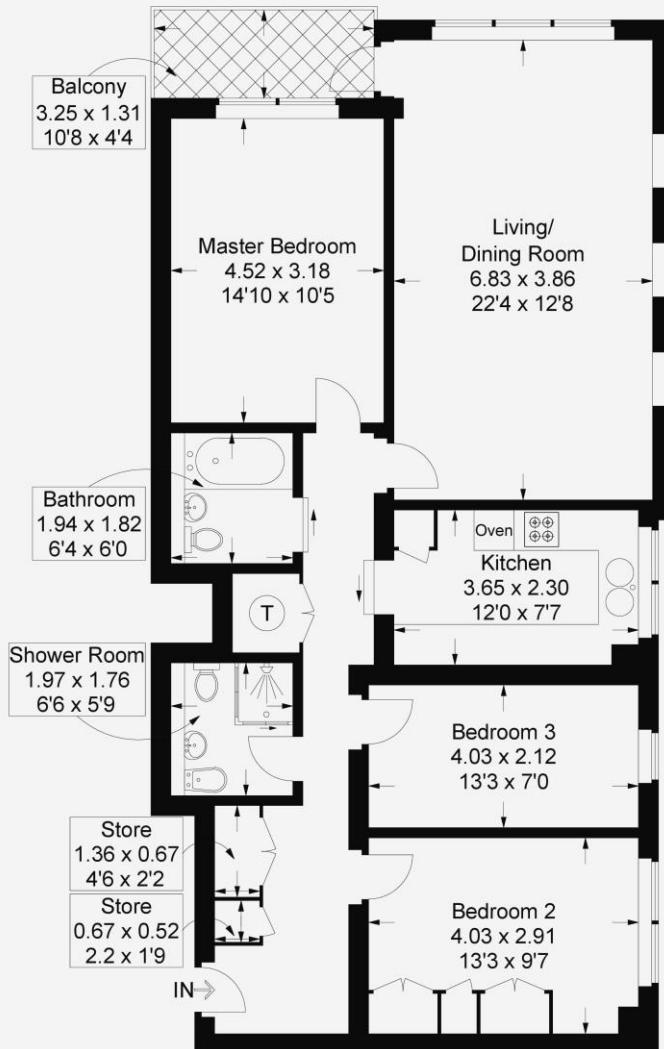




fry&kent
the property people

Cresta Court, Eastern Parade, Southsea

Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
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Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
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London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
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Southsea
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Tel: 023 9282 2300

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