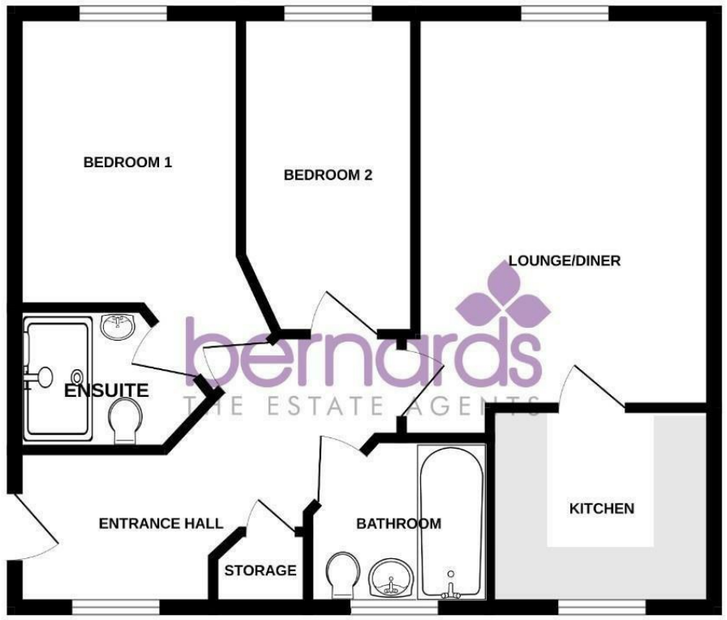
TOP FLOOR
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA : 589 sq.ft. (54.7 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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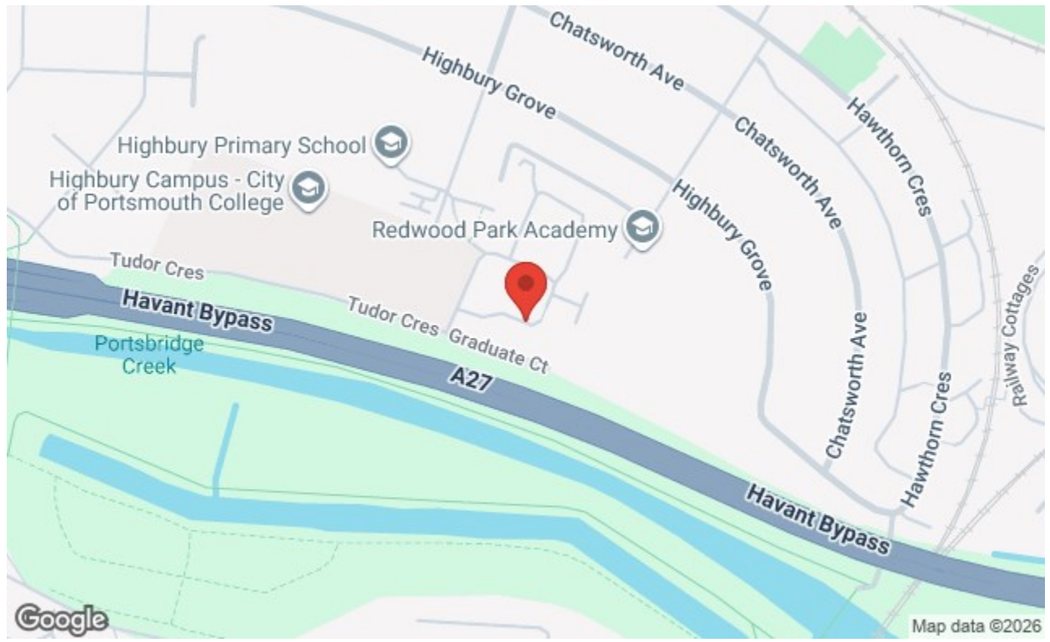


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers Over £170,000

Principle Court, Cosham PO6 2BW

2 2 1

HIGHLIGHTS

- Two Bedroom Top Floor Flat
- Spacious Living Accommodation
- Modern Style Kitchen
- Primary Bedroom with Ensuite
- Family Bathroom
- Great Size Second Bedroom
- Loft Access
- Juliett Balcony with Views
- Allocated Parking Space
- Great Transport & High Street Links

Welcome to this charming two-bedroom top floor flat located in the desirable Principle Court on Tudor Crescent, Cosham. Spanning an impressive 589 square feet, this purpose-built flat offers a delightful space with stunning views of Portsdown Hill from the Juliette balcony.

Upon entering, you will find a spacious reception room that's warm and welcoming, perfect for both relaxation and entertaining. The flat features two well-proportioned bedrooms, including a primary bedroom that benefits from an ensuite bathroom, ensuring privacy and convenience for its occupants. The second bathroom is equally well-appointed, catering to the needs of family and guests alike.

This property is equipped with gas central heating, ensuring a comfortable environment throughout the seasons. Additionally, residents can enjoy the communal green space outside, ideal for leisurely strolls or enjoying the fresh air. The flat also boasts loft access, providing extra storage options.

Parking is flexible with an allocated space for one vehicle, along with three shared visitor spaces available for guests. The location is superb, offering easy access to local amenities and transport links, making it an ideal choice for those seeking both convenience and a peaceful residential setting.

In summary, this delightful flat combines modern living with picturesque views and a great location, making it a perfect home for individuals or small families. Do not miss the opportunity to make this lovely property your own.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

PROPERTY INFORMATION

LOUNGE
14'6" x 11'3" (4.42 x 3.43)

KITCHEN
8'5" x 11'3" (2.57 x 3.43)

BEDROOM ONE
11'3" x 8'5" (3.45 x 2.57)

ENSUITE

BEDROOM TWO
12'0" x 6'5" (3.66 x 1.98)

BATHROOM
6'9" x 6'3" (2.06 x 1.91)

COUNCIL TAX BAND B

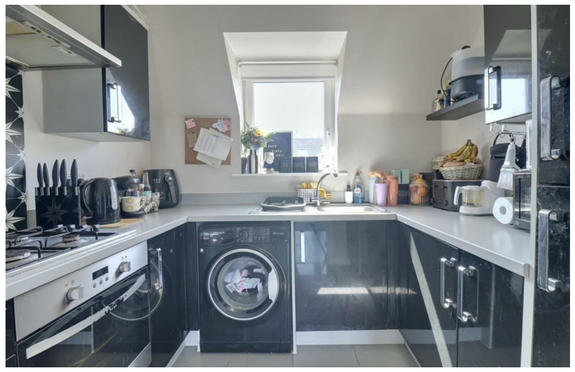
LEASEHOLD INFORMATION:
109yrs remaining on Lease from 31/10/25
Ground Rent: £210.00 per annum
Service/Maintenance Charge: £183.39 per month totalling £2200.68 per annum. This charge includes Buildings Insurance. Managing Agent is First Port.

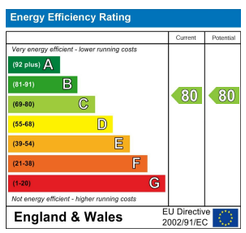
MORTGAGE SERVICES
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.





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