



Flat 6, Craig House Marmion Avenue  
, Southsea, PO5 2BL

**Offers in excess of £160,000**

\*\*\*No Forward Chain\*\*\* | Parking Space | Close to the Beach  
| Close to Local Amenities | Perfect for First Time Buyers |  
Long Lease | Ideal for Investors

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Viewing

Please contact our ROK Marsh Office on 02393233267  
if you wish to arrange a viewing appointment for this property or  
require further information.



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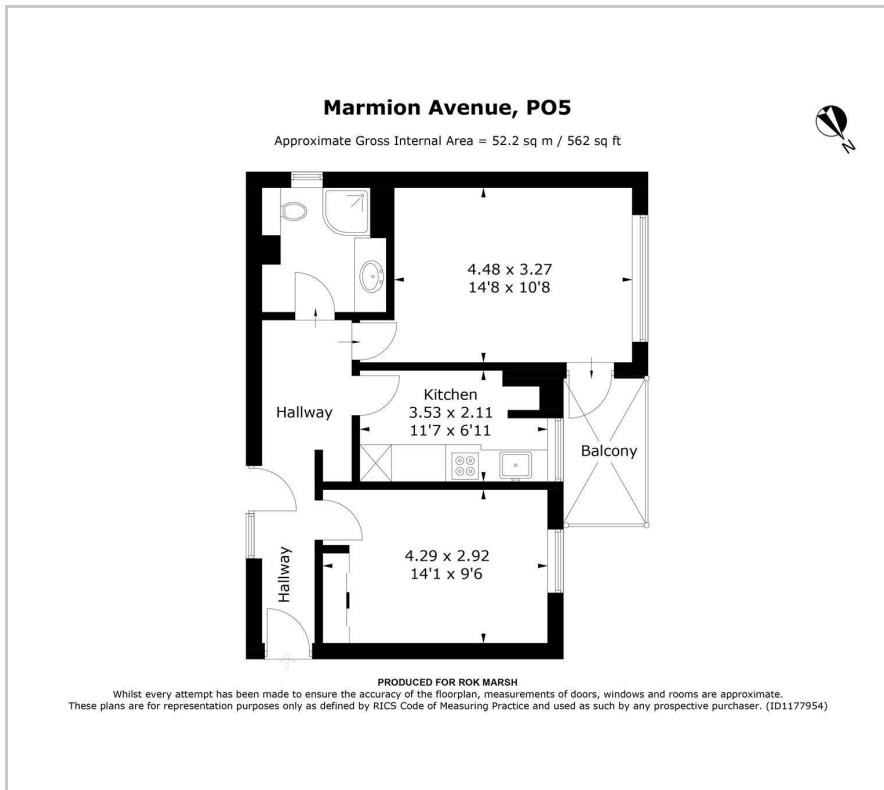


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## Floor Plan



## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	78	
(38-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/81/EC	
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