



Flat 22, Amersham Court, 25 Craneswater Park  
Southsea, PO4 0NX  
**Asking Price £550,000**

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Sales, Rentals and Block Management

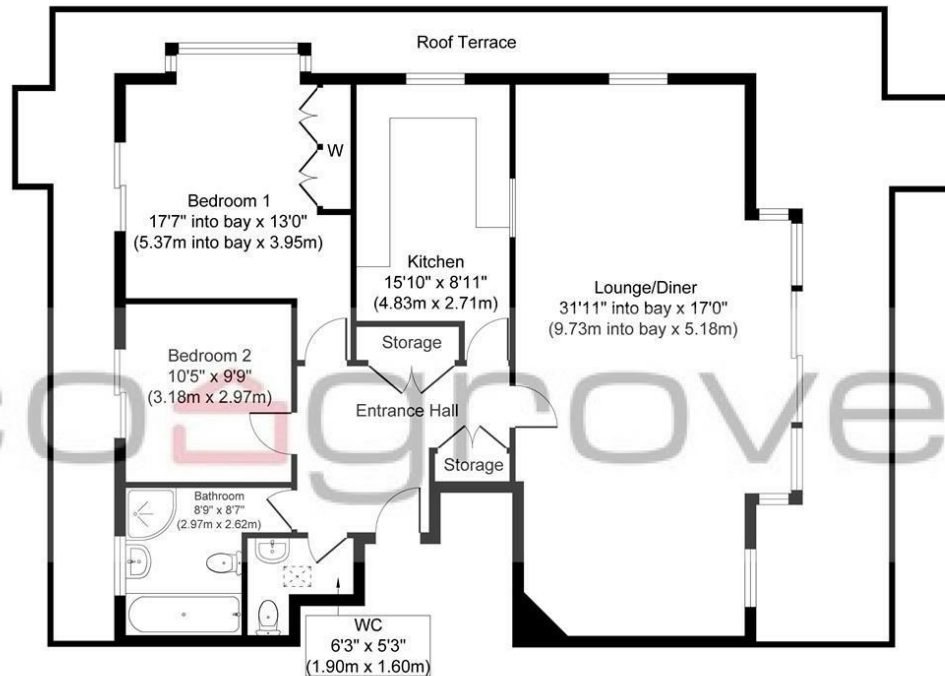
BEAUTIFULLY PRESENTED LIGHT & AIRY 2 BEDROOM PENTHOUSE APARTMENT WITH LIFT, GARAGE & WRAP AROUND ROOF TERRACE OFFERING DELIGHTFUL SEA VIEWS OVER THE SOLENT TOWARDS THE ISLE OF WIGHT FROM ALL PRINCIPLE ROOMS. Conveniently located in the requested and sought after Craneswater Park. The accommodation comprises a spacious double aspect lounge/dining room opening onto the roof terrace. Good size fitted kitchen with range of appliances, 2 double bedrooms, master bedroom with range of bedroom furniture and doors onto roof terrace. Attractive modern bathroom with separate shower cubicle, separate cloakroom. Other benefits including plenty of storage, double glazing, gas central heating, newly replaced boiler, (April 2025) visitor parking and remaining lease term of 136 years.



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Location</b><br>Conveniently located in the requested and very sought after Craneswater Park. Just a stones throw from Canoe Lake and close to Southsea seafront. Other benefits of this location include good transport links via several mainline train stations offering direct links to London. An array of local shops, bars, restaurants, cafes, coffee shops and bus routes. Gunwharf Quays Shopping & Leisure Complex is also a short drive away, as is Eastern Road which provides access to A27 and in turn links to A3 and M27 motorway. | <b>Bathroom</b> 9'9 x 8'7 (2.97m x 2.62m)<br>Modern suite comprising bath with shower attachment, separate shower cubicle, wash hand basin with cupboards below, WC, double glazed window to rear offering sea views over The Solent.                                                                                                                                                                  |
| <b>Communal Entrance</b><br>Security intercom giving access to the communal hall with stairs and lift to top floor.                                                                                                                                                                                                                                                                                                                                                                                                                                    | <b>WC</b> 6'3 x 5'3 (1.91m x 1.60m)<br>WC, wash hand basin with cupboards below, dome widow, part tiled walls.                                                                                                                                                                                                                                                                                         |
| <b>Flat Front Door To:</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | <b>Roof Terrace</b><br>Wrap around rood terrace with stunning views over The Solent towards Isle of Wight, roof tops, Spinnaker Tower.                                                                                                                                                                                                                                                                 |
| <b>Entrance Hall</b><br>Coved ceiling, wall mounted thermostat heating control, double storage cupboard with hanging rail and additional storage cupboard housing the recently replaced Vaillant gas boiler.                                                                                                                                                                                                                                                                                                                                           | <b>Garage</b> 17'2 x 9'2 (5.23m x 2.79m)<br>Up and over door.                                                                                                                                                                                                                                                                                                                                          |
| <b>Lounge/Dining</b> 31'11 x 17' into bay (9.73m x 5.18m into bay)<br>Double aspect room with double glazed windows to front and side, double glazed sliding doors to roof terrace, offering delightful sea views over The Solent towards Isle of Wight and over roof tops towards Spinnaker Tower. Coved ceiling, two radiators.                                                                                                                                                                                                                      | <b>Additional Information</b><br>Tenure - Leasehold<br>Length of lease - 156 Years from 24/06/2006 (136 years remaining approximately)<br>Service Charge/Buildings Insurance - £1799pa<br>Ground Rent - £ Peppercorn<br><br>Council Tax - Band E<br><br>The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation. |
| <b>Kitchen</b> 15'10 x 8'11 (4.83m x 2.72m)<br>Double glazed window to side with delightful sea views over The Solent towards Isle of Wight. Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, electric hob, oven, washing machine, dishwasher, fridge freezer, part tiled walls, breakfast bar.                                                                                                                                                                                                 | All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.                                   |
| <b>Bedroom 1</b> 17'7 x 13' (5.36m x 3.96m)<br>Double aspect room with double glazed windows to side and double glazed doors to roof terrace with delightful sea views over The Solent towards the Isle of Wight. Range of fitted bedroom furniture including wardrobes, bedside cabinets, and drawers. radiator.                                                                                                                                                                                                                                      | Reference to appliances and/or services does not imply they have been tested.                                                                                                                                                                                                                                                                                                                          |
| <b>Bedroom 2</b> 10'5 x 9'9 (3.18m x 2.97m)<br>Double glazed window to rear with sea views over The Solent. Radiator.                                                                                                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                        |







**Fifth Floor/ Penthouse**  
**Approximate Floor Area**  
**1205 sq. ft**  
**(112.5 sq. m)**

**Amersham Court, Craneswater Park, Southsea, PO4 ONX**

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | EU Directive 2002/91/EC |           |
| <b>England &amp; Wales</b>                  |                         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 | EU Directive 2002/91/EC |           |
| <b>England &amp; Wales</b>                                      |                         |           |

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