



Flat 8 Quarterdeck
Cosham, PO6 3EY

£1,200 PCM

co **groves**

Sales, Rentals and Block Management

Flat 8 Quarterdeck, Cosham, PO6 3EY

TWO BEDROOM APARTMENT | 15-MINUTE WALK TO QA HOSPITAL

Cosgroves are delighted to offer this well-presented two-bedroom, third-floor apartment in the popular area of Cosham, Portsmouth. The property comprises two spacious double bedrooms, a generous lounge and dining area, and a well-proportioned kitchen.

Ideally located within walking distance of local amenities and Cosham train station, and just 15 minutes from QA Hospital, this apartment combines comfort with excellent convenience. This is one not to be missed.

Communal Entrance

Double glazed door to communal entrance lobby, stairs to third floor. Flat front door to:

Entrance Hall

Laminate flooring, meter cupboard, electric night storage heater, coved ceiling, spotlights, airing cupboard housing hot water tank.

Lounge/Dining Room

17'3 x 11'1 (5.26m x 3.38m)

Double glazed window and double glazed sliding doors to Juliet balcony, Coved ceiling, spotlights, electric night storage heater.

Kitchen

10'1 x 8'7 (3.07m x 2.62m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, washing machine, fridge freezer, tiled flooring, coved ceiling, double glazed window to side.

Bedroom 1

13'5 x 11'4 (4.09m x 3.45m)

Double glazed sliding door to Juliet balcony, electric night storage heater, coved ceiling.

Bedroom 2

10'6 x 9'8 (3.20m x 2.95m)

Double glazed window to side, electric night storage heater, coved ceiling.

Bathroom

7'3 x 5'9 (2.21m x 1.75m)

White suite comprising bath with shower over, WC, wash hand basin, part tiled walls, tiled flooring, coved ceiling, spotlights, extractor, heated towel rail.

Additional Information

Tenure - Share of freehold

Length of Lease - 99 years from 25/03/2004 - 78 Years remaining approximately.

Service Charge - £2300pa which includes buildings insurance

Ground Rent - N/A

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.

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.

Reference to appliances and/or services does not imply they have been tested.





Third Floor

The Quarterdeck, 7 Vectis House, Cosham, PO6 3EY

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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