

FOR SALE



Regal Close, Cosham
Asking Price Of £180,000


MARTIN & CO

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- EXTENDED LEASE 997 YEARS
- GROUND FLOOR
- ALLOCATED PARKING
- PATIO DOOR
- NO FORWARD CHAIN

Ground-floor flat with two bedrooms, featuring a patio door that opens up to beautiful communal gardens. This property also offers the convenience of allocated parking and is situated in close proximity to various amenities.

PROPERTY DESCRIPTION Presenting a ground-floor flat featuring two bedrooms and a patio door that opens up to picturesque communal gardens. This property boasts the added convenience of allocated parking and enjoys a prime location in close proximity to various amenities. Notably, it is available for purchase with no forward chain, ensuring a smooth transition for the new owner.

Let's take a closer look at what this property offers:

Upon arrival, you'll find allocated parking, leading you to the entrance of the flat. As you step up to your own front door, you'll enter a welcoming hallway adorned with two storage cupboards. The hallway also provides access to a well-



appointed wet room with a basin, as well as a separate room for the toilet. Moving further along, you'll discover a spacious kitchen equipped with ample eye-level units, a gas combination boiler, and a south-facing window that bathes the space in natural light. Returning to the hallway, you'll find the first double bedroom peacefully situated at the front of the property. Adjacent to it is the second double bedroom, featuring a bright south-facing window that fills the room with warmth. Continuing on, you'll enter the expansive lounge, highlighted by a large window and a patio door that opens to a delightful outdoor patio area, overlooking the lush communal gardens. This outdoor space provides the perfect setting for nurturing potted plants and enjoying the surrounding tranquility.

With an extended lease, peppercorn status and a share of the freehold, you can rest assured knowing there are minimal concerns associated with this property.

The absence of a forward chain and the availability of vacant possession further enhance the appeal of this property, making it an excellent opportunity for its future owner.

LEASEHOLD INFORMATION 999 Years from and including 1 February 2020.

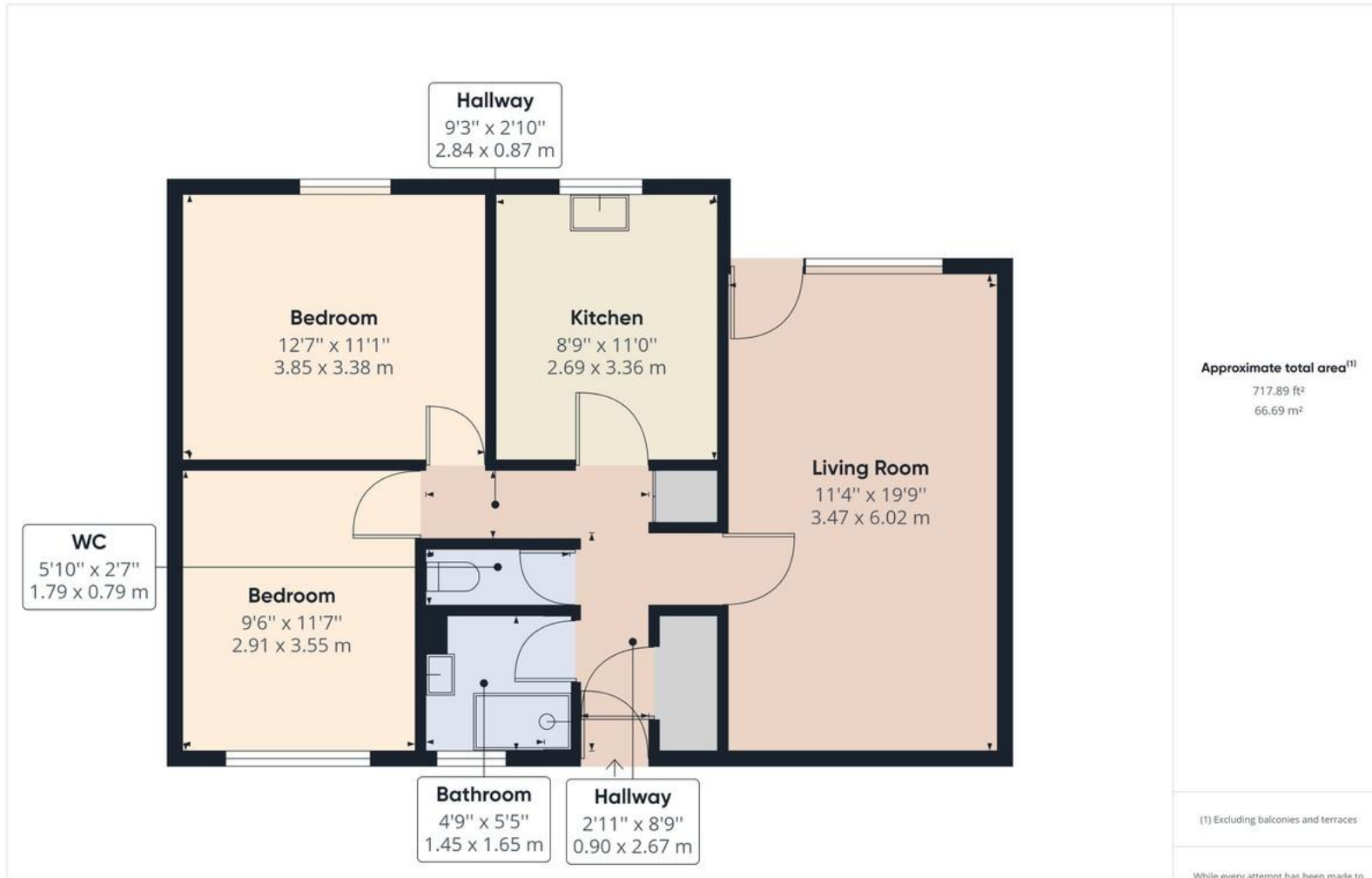
Peppercorn Lease. Share Of Freehold.

Service Charge - £1500pa

Ground Rent - £0pa

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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