

# FENTON COURT

4-5 CRANESWATER PARK | SOUTHSEA | PO4 0NR



£275,000  
Leasehold

- Delightful Two Bedroom Top Floor Apartment
- Fabulous & Highly Requested Residential Location
- Short Walk to Canoe Lake and Southsea Seafront
- Master Bedroom with En-Suite Shower Room
- Fitted Kitchen with Integrated Appliances
- South Facing Living/Dining Room
- Second Double Bedroom and Main Bathroom
- Communal Cycle Store : Allocated Parking Bay

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## In Brief

Fry & Kent has pleasure in marketing for sale this lovely two bedroom apartment situated on the top floor of this Edwardian Residence located in a prime residential setting within a the Craneswater & Eastern Parade Conservation Area just a stroll from the leisure surroundings of Canoe Lake and Southsea seafront.

From the moment you walk into the communal hallway with its elegant staircase, you know you are entering a quality building which was refurbished into 12 luxury apartments in 2006.

At over 800 sq.ft (77 sq.m), the spacious accommodation includes two double bedrooms with the dual aspect master bedroom benefiting from an en-suite shower room. There is a southerly facing living/dining room with a view of the sea and a well fitted kitchen complete with integrated appliances together with a 16ft x 10ft second bedroom and main bathroom.

Also benefiting from gas central heating and double glazing throughout, the property offers secure cycle storage, its own allocated car parking bay and unrestricted use of the communal gardens. Early viewing is strongly recommended.

£275,000

## KEY FACTS

**TENURE:** Leasehold

**TERM:** 125 years from 2006

**GROUND RENT:** £150 pa

**SERVICE CHARGE:** £1008 pa

**EPC RATING:** 'D'

**COUNCIL TAX BAND:** 'C'





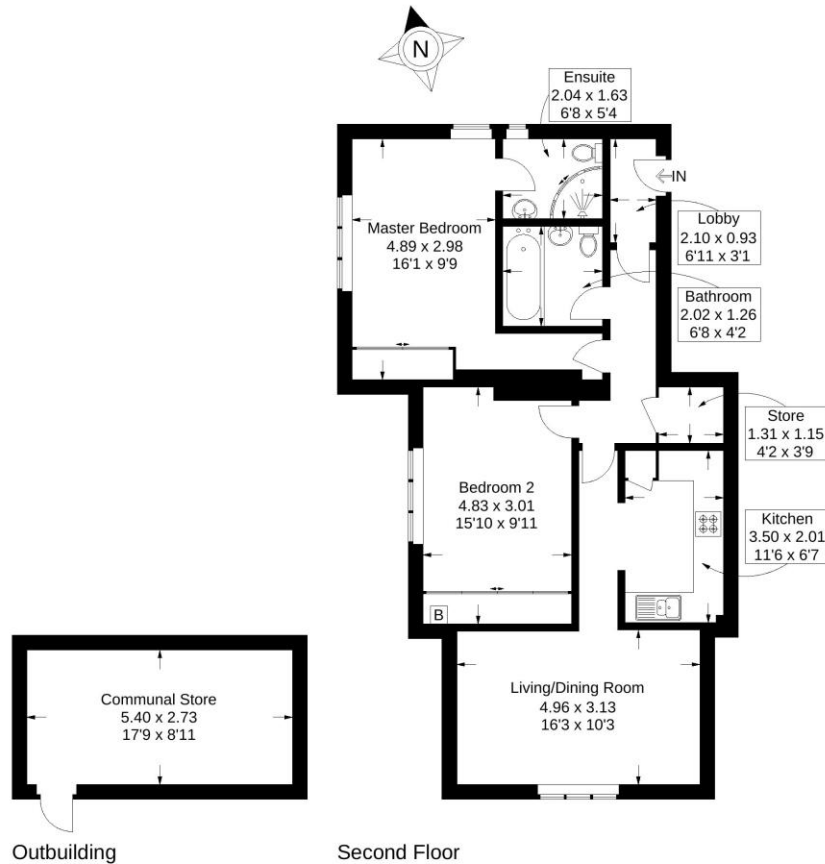
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Fenton Court, Craneswater Park, Southsea

Approximate Gross Internal Area = 77.1 sq m / 830 sq ft  
 Outbuilding = 15 sq m / 162 sq ft  
 Total = 92.1 sq m / 992 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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