

# 3 ATKINSON COURT

118-124 HAVANT ROAD | COSHAM | PO6 2HZ



**£220,000**  
**Leasehold**

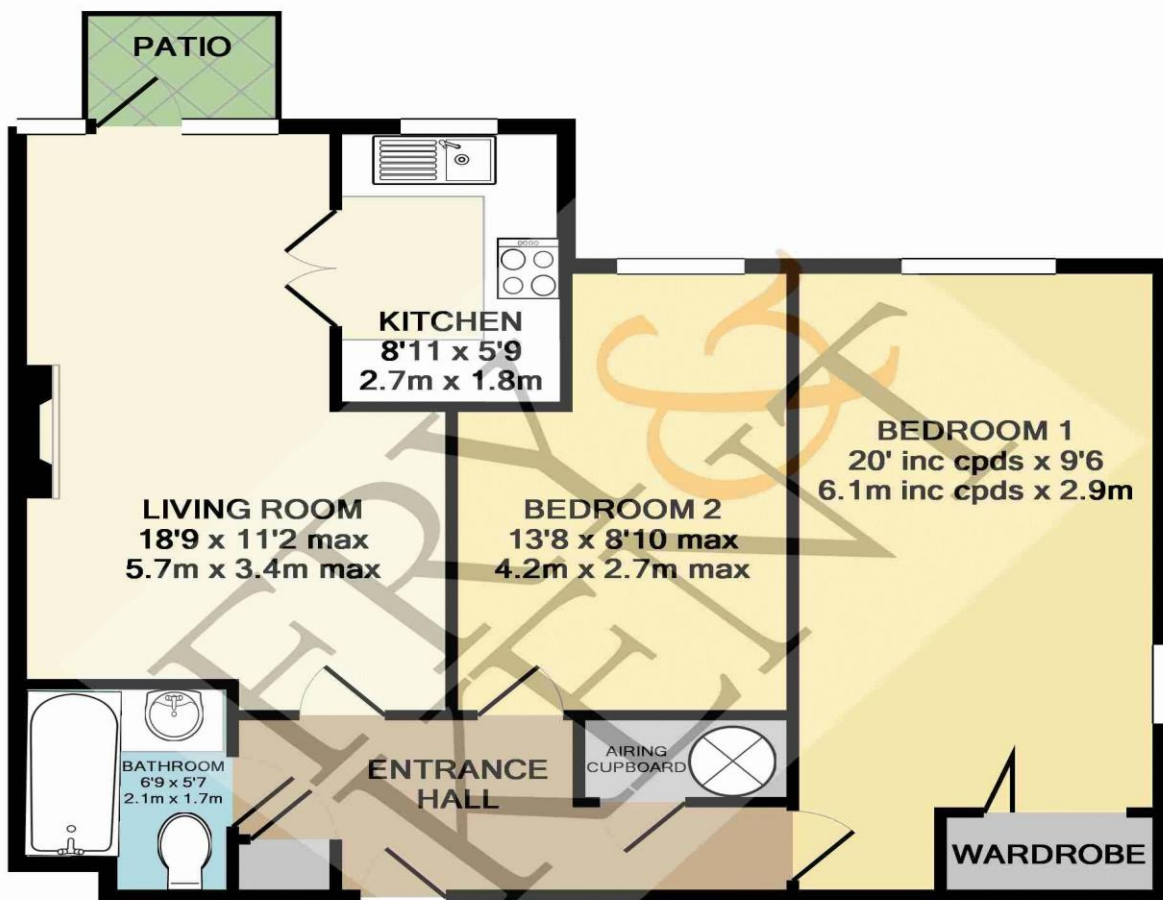
This two bedroom ground floor retirement flat is probably situated in the most enviable position in Atkinson Court, being south facing and furthest away from the communal entrance. The apartment has a living room with kitchen leading off and door leading out onto a covered private patio which then opens out onto the attractive communal gardens. There are two double bedrooms, both with windows overlooking the gardens, and an internal bathroom. The property is electrically heated and has double glazing plus Careline connection to in House Manager. There is ample parking for residents and a security entrance system. Communal facilities include, residents lounge, guest suite, laundry room and gardens.

- Two Bedroom Ground Floor Retirement Flat
- Living Room with Feature Fireplace
- Modern Fitted Kitchen and Bathroom
- Double Glazing and Electric Heating
- Own Covered Patio Area
- Car Parking for Residents
- Range of Communal Facilities
- Total Approx Floor Area - 650 Sq Ft

**FRY &  
KENT**

**KEY FACTS:**

This Property is Leasehold  
Lease Length - 125 years from 1.12.2005  
Maintenance - £3,408.18 PA (paid in two instalments)  
Ground Rent - £460 PA (paid in two instalments)  
Council Tax Band - C  
EPC Rating - C  
Stamp Duty Payable @ Full asking price - £1,900  
Total Approx Floor Area - 650 Sq Ft



**TOTAL APPROX. FLOOR AREA 650 SQ.FT. (60.4 SQ.M.)**

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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