



Elm Grove, Southsea, PO5 1JF

Asking Price £172,750

Nestled in the charming area of Elm Grove, Southsea, this delightful apartment offers a perfect blend of comfort and convenience, ideal for small families, couples, or individuals seeking a serene living space.

The apartment features a spacious reception room, providing an inviting area for relaxation and entertaining guests. Natural light floods the room, creating a warm and welcoming atmosphere.

Elm Grove is known for its vibrant community and proximity to local amenities, including shops, cafes, and parks. Residents can also enjoy leisurely strolls along the nearby coast.

This apartment presents an excellent opportunity for those looking to embrace a comfortable lifestyle in a sought-after location. With its appealing features and great location, it is a property not to be missed.

Tenure - Leasehold

Block Management Agent - GD3 Property Ltd

Service charge - £1,749.54 PA - Reviewed annually (Includes supply and wastewater charges)

Length of lease - 125 years from 1st January 2005

EPC Rating - C

Elm Grove, Southsea, PO5 1JF

Communal Entrance

Security intercom system;

Entrance to Apartment

Single panelled radiator, wood grain effect doors to all rooms, cupboard housing electric meter and fuses, plain plastered ceiling, mains powered smoke detector.

Bathroom

White three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower, glazed shower screen, tiled splash back, mirror, strip light and shaver point over, single paneled radiator, plain plastered ceiling, extractor fan, inset ceiling spotlights.

Bedroom 1 9'4" x 7'7" (2.86 x 2.32)

Rear aspect room via double glazed window, single panelled radiator, built-in double wardrobe via mirror fronted sliding doors. wood effect doors containing boiler leading onto ensuite shower room,

En-suite

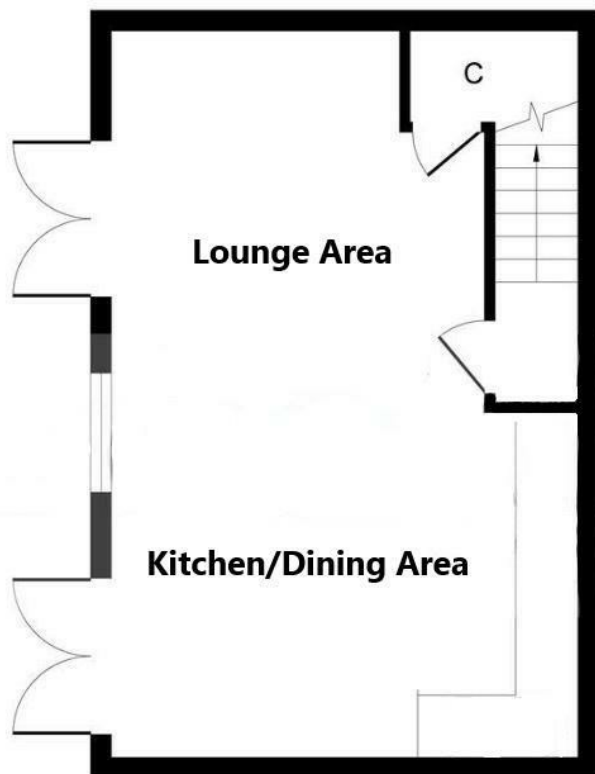
Rear aspect room via frosted double glazed window, white three piece suite comprising corner shower cubicle with glazed door/screen.

Bedroom 2 10'0" x 8'11" (3.06 x 2.74)

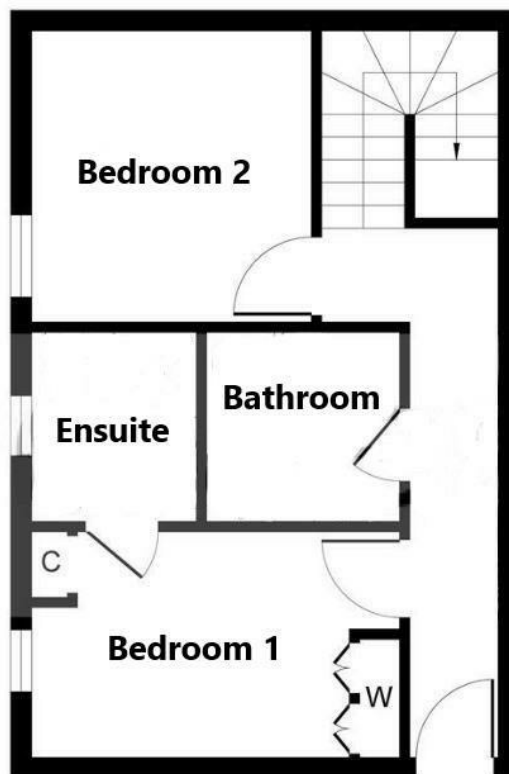
Rear aspect room via double glazed window overlooking rear parking area, single paneled radiator, plain plastered ceiling.

Kitchen/Lounge 23'1" x 12'11" (max) (7.06 x 3.95 (max))

L-shaped rear aspect room via double glazed window, further single double glazed door with adjacent window leading out onto rear paved patio area, French doors leading out onto paved patio area garden. Lounge area with television point, telephone point, single paneled radiator, integrated fridge, integrated freezer, integrated dishwasher and washing machine, built-in electric oven with four ring electric hob and brushed steel cooker hood over, wood grain laminate flooring throughout lounge/kitchen and dining area.



Lower Floor



Ground Floor

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	