



67 Cottage Grove, Southsea, PO5 1EH
£134,995

GD3 Property is pleased to present this one-bedroom apartment with a courtyard rear garden on Cottage Grove, just a mile from Southsea seafront and surrounded by local amenities with no forward chain.

The property is neutrally decorated throughout with carpets and tiled flooring, there is access to a courtyard rear garden from the kitchen. Built-in storage in the bedroom, gas central heating, double glazing and a modern kitchen.

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Hallway

- Upvc front door, smooth ceiling, large radiator, inset spotlights, fuse box and fitted carpet.

Lounge



- Large double-glazed window facing the front of the property, which floods the lounge with natural light. Smooth ceiling, fitted carpet and a central ceiling rose. Feature fireplace, Large radiator and dark wood effect doors.

Kitchen



- Gloss white base and wall units, wood effect work tops, white tiled splashback and smooth ceiling with laminate flooring. Double glazed door leading to the courtyard rear garden, Upvc window. Two ceiling lights, space for a free-standing fridge/freezer and washing machine, Stainless steel oven/ hob and extractor fan.

Bedroom



- Double bedroom overlooking the courtyard, smooth ceiling. Upvc window, built-in boiler cupboard, additional built-in storage cupboard, central ceiling rose and fitted carpet.

Bathroom



- Plastered and tiled walls, smooth ceiling, white three-piece suite with under sink and bath storage. Mixer shower over the bath with a glass shower screen. extractor fan, heated towel rail and a tiled floor.

Courtyard Garden



- Enclosed rear garden with patio slabs and a raised flower bed.

Parking Permit Zone

- PARKING PERMIT ZONE - LB- Annual Fees apply, for current rates see Portsmouth City Council

AML

- Successful buyers will be required to complete online identity checks provided by SmartSearch. The cost of these checks is £60 inc. VAT per purchase which is paid in advance, directly to the agent. This charge verifies your identity in line with our obligations as agreed with HMRC

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Disclosure

- We have tried to make sure that these particulars are accurate, but to a large extent we have to rely on what the seller tells us about the property. We do not check every single piece of information ourselves as the cost of doing so would be prohibitive and we do not wish to unnecessarily add to the cost of moving house. Once you find the property you want to buy, you will need to carry out more investigations into the property that is practical or reasonable for an estate agent to do when preparing sales particulars. For example, we have not carried out any kind of survey of the property to look for structural defects and would advise any homebuyer to obtain a surveyors report before exchanging contracts. If you do not have your own surveyor, we would be pleased to recommend one. We have not checked whether any equipment in the property (such as central heating) is in working order and would advise homebuyers to check this. You should also instruct a solicitor to investigate all legal matters relating to the property (e.g. title, planning permission etc) as these are specialist matters in which estate agents are not qualified. Your solicitor will also agree with the seller what items (e.g. carpets, curtains etc) will be included in the sale. All details, descriptions, measurements, photographs and anything produced by GD3 Property Ltd about the marketing of the property remains their copyright at all times and must not be reproduced, copied or shared in any way shape or form. Floor plans may not be 100% accurate and should be used as a visual aid only, for exact measurements please arrange a viewing.

Tenure: Share of freehold

Tenure: Leasehold (Share of freehold 25%)

Landlord/Managing Agent: Self-managed by the freehold Limited company.

Balance of Lease: 997 Years.

Ground Rent: £0.00

Ground Rent Review Period: N/A

Maintenance/Service Charges: 25% share of the maintenance costs.

Maintenance/Service Charges Review Period: N/A

Building Insurance: £300 Per Year.

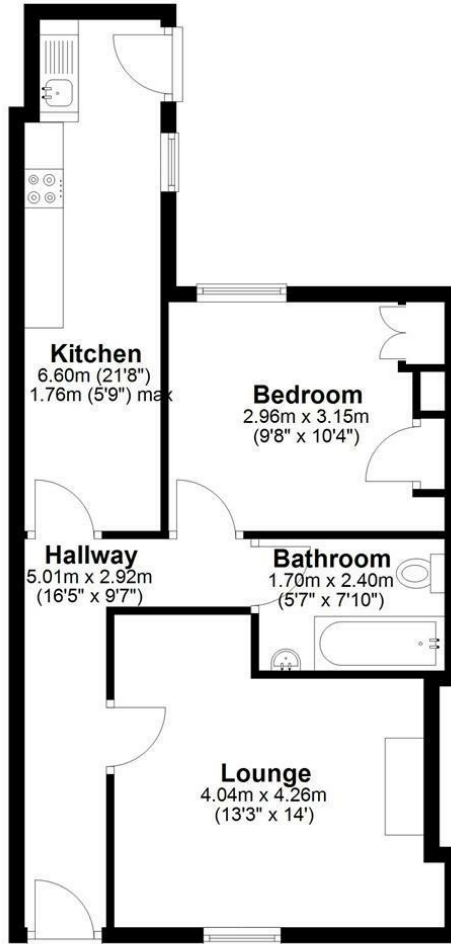
Council tax band – A (Portsmouth City Council)

EPC – C

Broadband/Mobile Supply Check: Please use the Ofcom website

Ground Floor

Approx. 49.2 sq. metres (530.0 sq. feet)



Total area: approx. 49.2 sq. metres (530.0 sq. feet)

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	74	79
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		