



80a Elm Grove  
Hants, PO5 1LN

Asking Price £150,000 Council Tax Band A

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# Tullys

## 80a Elm Grove

Hants, PO5 1LN

A LARGE TWO BEDROOM DUPLEX APARTMENT SITUATED ON ELM GROVE, CONVENIENTLY LOCATED CLOSE TO RESTAURANTS, SHOPS AND BARS.

This great apartment benefits from two double bedrooms, a large and bright lounge, fitted kitchen with room for a table and a recently refurbished shower room. With a newly extended lease providing a term of approximately 148 years and a peppercorn ground rent, this would make a fantastic purchase.

Sold with No chain ahead and vacant possession, early interest is advised.

### ENTRANCE TO BLOCK

Entered via the rear of the block, the flat is situated on the top floor of the building.

### APARTMENT ENTRANCE HALL

Front door into the hallway, doors to the shower-room, kitchen and lounge and stairs to the first floor, 2x storage cupboards, one housing the electric consumer unit.

### SHOWER ROOM

Smooth ceiling with inset spotlights, double glazed, obscured glass window to the side aspect, walk in shower enclosure with 2x rainfall style shower heads, low flush w/c, towel radiator, vanity sink inset into alcove, tiled all round.





#### KITCHEN

12'5" x 8'8" (3.78m x 2.64m)

Smooth ceiling with inset spotlights, double glazed window to the rear aspect, wall mounted boiler, range of contemporary fitted wall, base and drawer units with work surface over, one and a half bowl stainless steel sink with mixer tap, integrated oven, hob and extractor unit, space a plumbing for a washing machine (to remain), space for a slimline dishwasher (to remain), tiled splash backs and tiled floor.

#### LOUNGE

14'7" into alcove x 12'6" (4.45m into alcove x 3.81m)

Smooth ceiling, picture rail, two double glazed windows to the front aspect, radiator.

#### FIRST FLOOR LANDING

Doors to bedrooms one and two.

#### BEDROOM ONE

14'7" x 12'6" (4.45m x 3.81m)

Smooth ceiling, two double glazed windows to the front aspect, two radiators.

#### BEDROOM TWO

13'1" maximum x 12'8" (3.99m maximum x 3.86m)

Smooth ceiling, loft access, two double glazed windows to the rear aspect, radiator.

#### FURTHER INFORMATION

TENURE: Leasehold - Lease term from 29/09/1982 to 27/09/2171, approximately 148 years remaining.

Service Charge for the most recent period - £1,252.37 p/a

Ground Rent - Peppercorn with no review date.

Council Tax Band: A

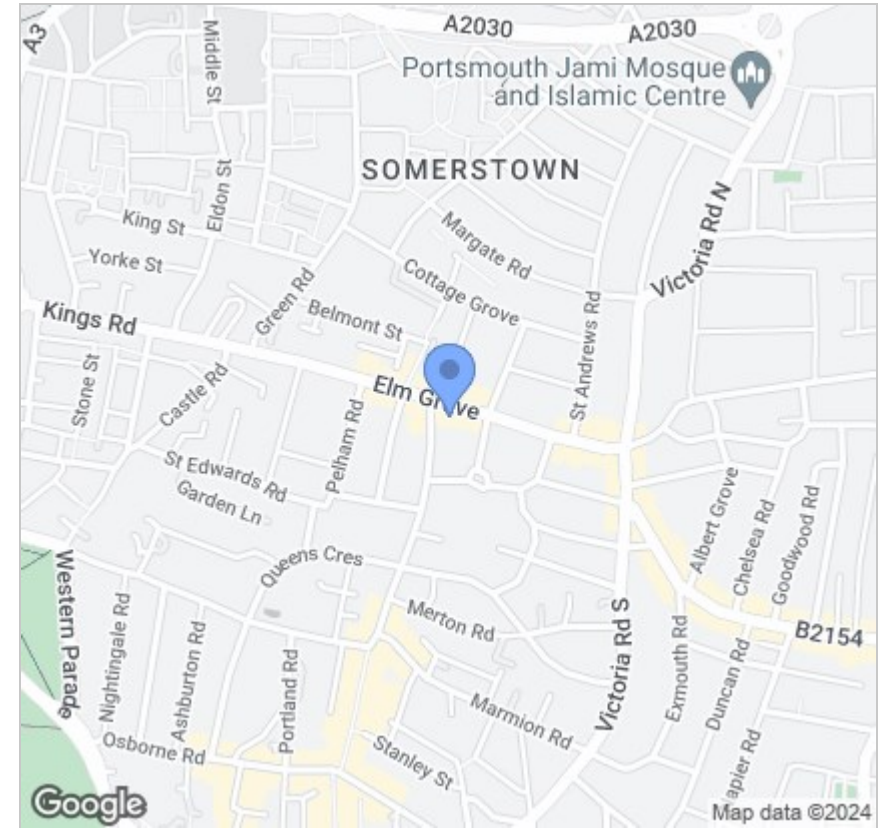
## Floor Plan



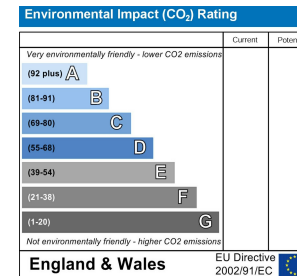
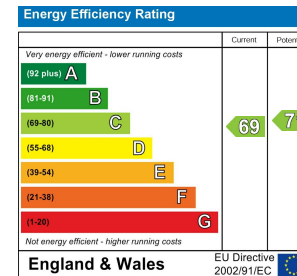
## Viewing

Please contact our Southsea Office on 023 9273 2241 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



Tully & Co

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