



80a Elm Grove
Hants, PO5 1LN

Asking Price £150,000 Council Tax Band A

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Tullys

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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

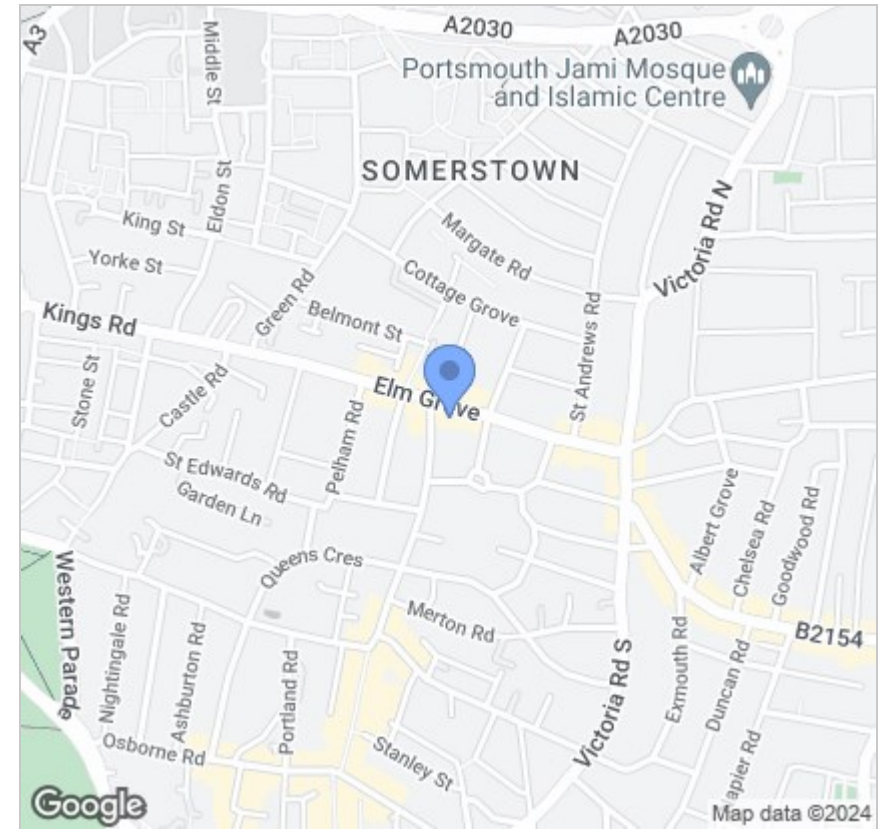
Floor Plan



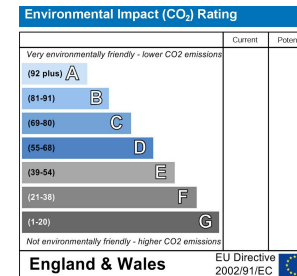
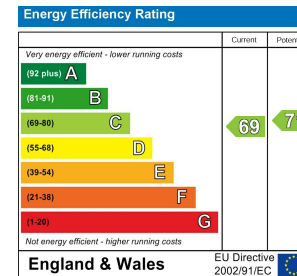
Viewing

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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