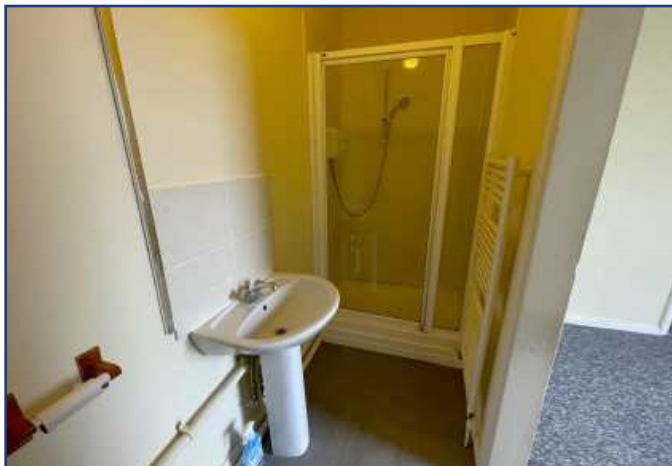




10c Cottage Grove, Southsea, PO5 1EN

Keenly priced, conveniently situated and with no onward chain, this ONE BEDROOM TOP FLOOR FLAT is considered well suited to first time buyers and other owner-occupiers, also to investors (having a projected rental return of around £750 p.c.m., equivalent to a gross yield of 7.5% p.a.). Cottage Grove runs between St. Andrews Road and Green Road, parallel to, and just north of Elm Grove. This position is within easy reach of a wide range of public amenities, Southsea Town Centre (Palmerston Road Shopping Precinct) and Seafront, historic Old Portsmouth, Commercial Road Precinct, main-line stations and Portsmouth University Campus all being within a radius of some three-quarters of a mile only.



The flat itself is one of four converted units in a substantial, late-Victorian, inner-terrace, character property having rendered facade with triple bay window under a modern, tiled roof. Full particulars are given as follows:

Steps up to RECESSED PORCH having part-glazed main front door, with SECURITY ENTRY SYSTEM, to:

COMMON HALLWAY

Stairs to upper floors.

10C

ENTRANCE HALL

Coved, textured Artex ceiling having access to LOFT SPACE. Electric panel heater. Electricity meter.

BEDROOM

10'5 x 9'0 (3.18m x 2.74m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Sliding door to:

EN-SUITE SHOWER ROOM & W.C.

White suite comprising: low flush w.c., pedestal handbasin with mixer tap and tiled splashback, and tiled shower cubicle having 'Triton' mixer. Towel rail. Extractor. Coved, textured Artex ceiling.

LIVING ROOM/KITCHEN

14'3 x 12'9 (4.34m x 3.89m)

Coved ceiling with rose. Pair of UPVC replacement double-glazed windows to front elevation. Electric panel heater. Security intercom telephone.

Kitchen Area: fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap. Gas cooker point. Plumbing for washing machine. Suspended ceiling with three recessed spotlights.

GENERAL INFORMATION

Tenure: 189 years leasehold from 25th March 1989 (expiring 25th March 2178); 153 years remaining.

Service Charge: £2,066.18 per annum.

Council Tax: Band 'A' - £1,453.95 per annum (2025-26).

EPC 'D'

VIEWING

By appointment with SOLE AGENTS,
D. M. NESBIT & CO.
(17944/051373)





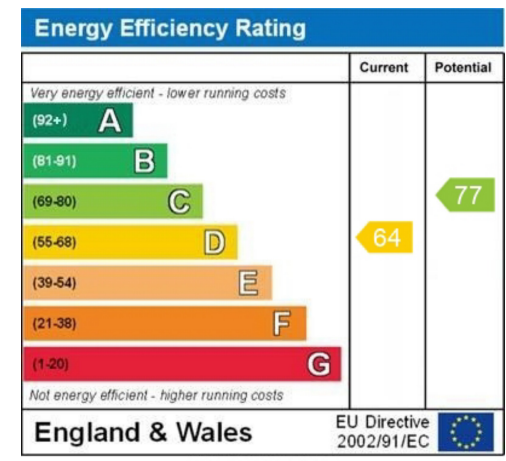
A tall, stainless steel refrigerator with a top freezer compartment and a bottom refrigerator compartment. It is positioned on the left side of the kitchen area.

White kitchen cabinets and units. On the left, there is a built-in washing machine. Next to it is a built-in oven. To the right of the oven is a sink with a faucet. Above the countertop, there are white upper cabinets and a range hood.

A decorative ceiling light fixture with a circular, ornate design and a single light bulb hanging from it. It is located in the center of the ceiling.

A window with a white frame and a wooden windowsill. The window is located on the right side of the room, providing natural light.

A decorative white architectural element, possibly a fireplace mantel or a wall-mounted shelf, with a central panel and fluted columns on either side.



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