



**Nesbits**

Established 1921

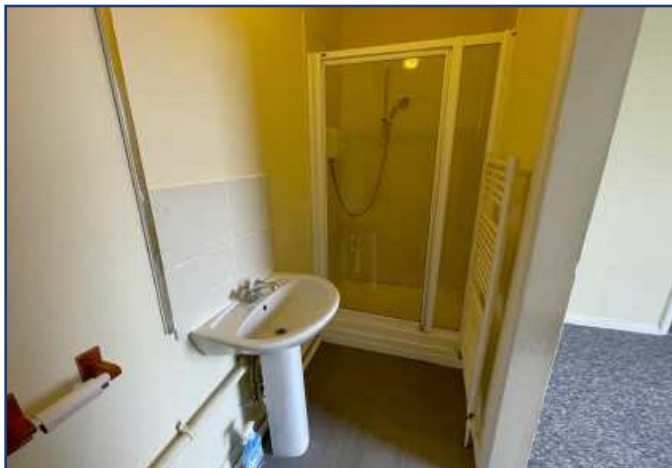
**10c Cottage Grove, Southsea, PO5 1EN**

**Price £110,000**



## 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 8.25% 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**

Energy Rating 'D' (Floor Area 36 sq m approx).

### **VIEWING**

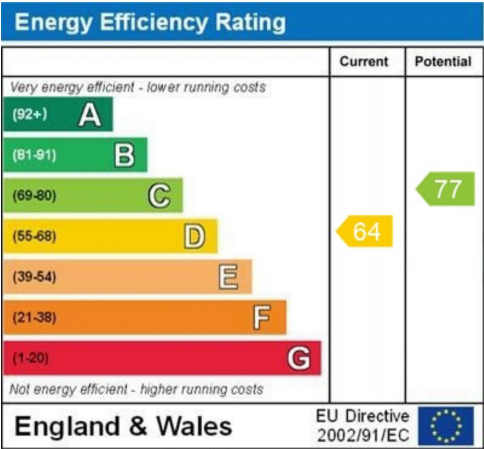
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