



## 107 Cottage Grove

, Southsea, PO5 1EH

Offers in excess of £190,000



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## Welcome to Cottage Grove...

Nestled in the vibrant heart of Southsea, this modern two-bedroom duplex apartment offers a perfect blend of style, convenience, and comfort. Boasting 2 generous double bedrooms, including a master ensuite, this property is perfect for those seeking contemporary living in a vibrant urban setting.

Upon entering, you're greeted by a bright and airy living space that seamlessly flows into the well-appointed kitchen, creating an inviting atmosphere for entertaining or everyday living. The patio doors not only flood the space with natural light but also lead to a charming wrap-around garden, providing a private outdoor retreat for relaxation or alfresco dining.

This apartment's layout, with bedrooms on separate floors, offers added privacy and flexibility for residents or tenants. With its own entrance, it feels more like a house than an apartment, appealing to those who value independence and space.

Situated in a prime location close to the university, this property presents an excellent opportunity for investors looking to capitalize on the student rental market. With 105 years left on the lease, it offers peace of mind for both buyers and investors.

The apartment's well-presented interior, modern amenities, and strategic location make it a standout choice for first-time buyers looking to establish themselves in Southsea or investors seeking a profitable buy-to-let opportunity. Don't miss out on this chance to own a piece of modern living in this vibrant coastal community.

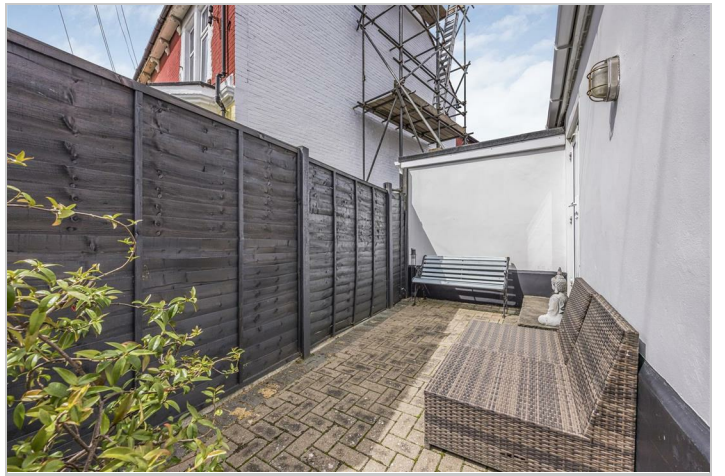
Ready to experience the charm of this Southsea gem?

Reserve your viewing slot for the open house weekend on the 27th & 28th of April.

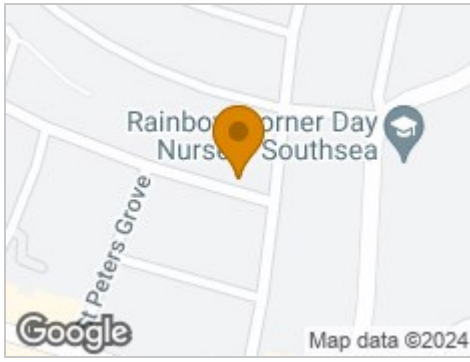
## Leasehold Information

We have been advised by the seller there are approximately 105 years remaining on the lease and the service charges are £140 per month. There is an annual payment for ground rent of £150 per annum.





## Road Map



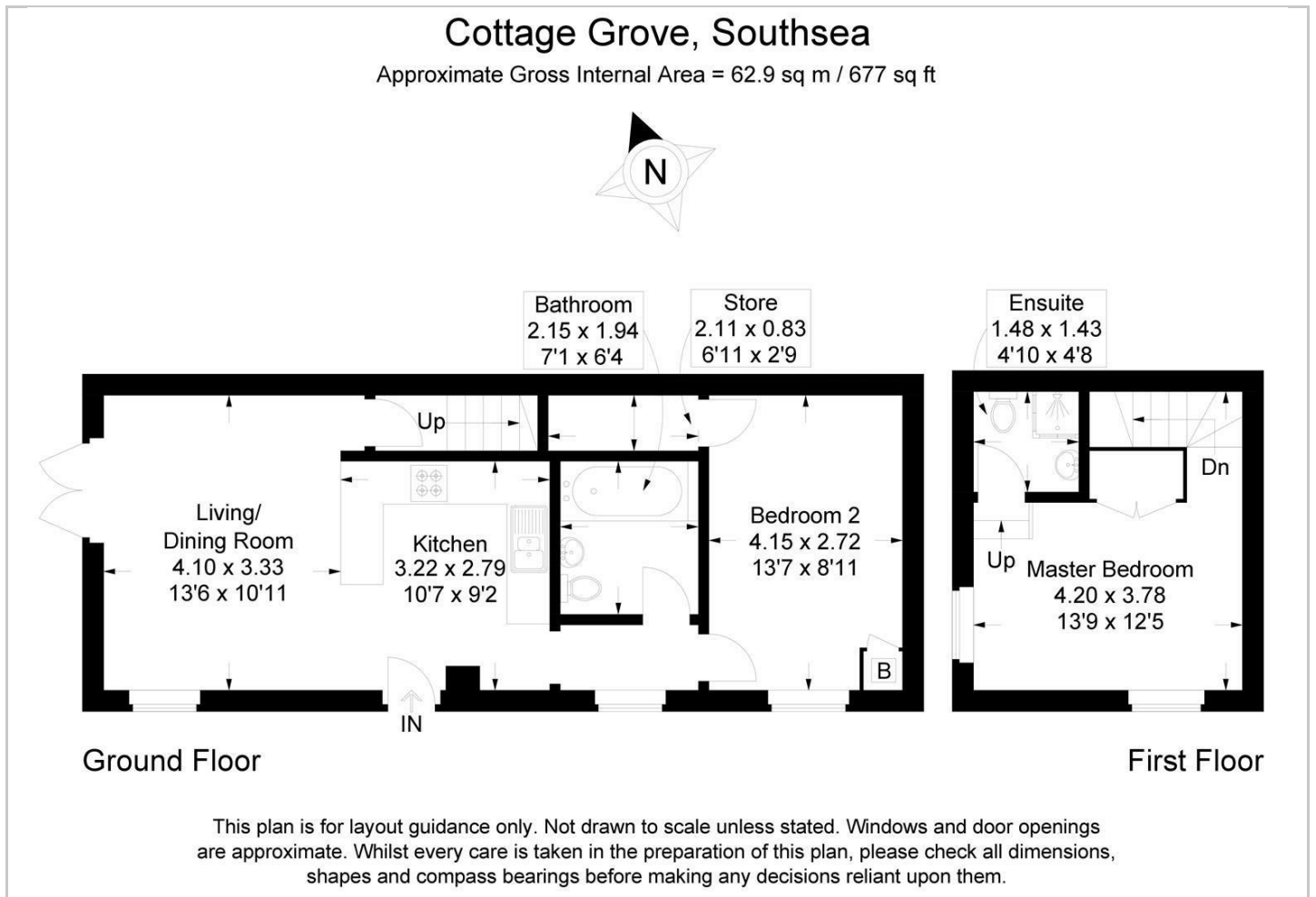
## Hybrid Map



## Terrain Map



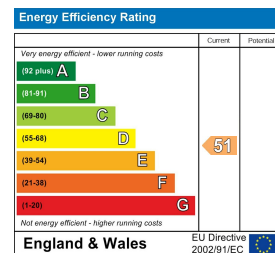
## Floor Plan



## Viewing

Please contact our Central Office on 02394 217317 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.