



**Flat 6, 36-40 Elm Grove  
Southsea, PO5 1JY**

**Asking Price £190,000**

**co<sup>o</sup>groves**

Sales, Rentals and Block Management

## Flat 6, 36-40 Elm Grove, Southsea, PO5 1JY

We are pleased to offer this 2 bedroom first floor apartment with lift and allocated parking. Situated in this convenient location close to Albert Road, Palmerston Road Shopping Precinct and just a short walk to Southsea Seafront & Gunwharf Quays. The accommodation comprises an open plan lounge/kitchen/diner, good size entrance hall, 2 bedrooms, bathroom and en-suite shower room. The property is fitted with double glazing, gas central heating with Vaillant boiler, which was replaced in approximately 2018. The property can be offered with vacant possession or with the current tenants in situ, who are paying £850pcm.

### Communal Entrance

Stairs and lift to first floor. Flat front door to:

### Entrance Hall

Laminate flooring, storage cupboard, cupboard housing consumer unit.

### Lounge/Kitchen/Diner

23'4 x 11'1 (7.11m x 3.38m)

Double glazed sliding door to Juliet balcony, laminate flooring, Vaillant boiler which was replaced in approximately 2018.

### Kitchen Area

Single drainer stainless steel sink unit with range of wall and base cupboards, oven, hob, extractor, washer/dryer, fridge/freezer, part tiled walls, spotlights.

### Bedroom 1

13'10 max x 8'2 (4.22m max x 2.49m)

Doubled glazed window to rear, radiator, door to:

### En-Suite Shower Room

6'2 x 4'7 (1.88m x 1.40m)

Shower cubicle, wash hand basin, WC, tiled walls, tiled flooring, spotlights, extractor, radiator.

### Bedroom 2

13'10 x 6'8 (4.22m x 2.03m)

Double glazed window to rear, radiator.

### Bathroom

6'4 x 7'3 (1.93m x 2.21m)

Suite comprising bath, wash hand basin, WC, tiled walls, tiled flooring, spotlights, extractor, radiator.

### Allocated Parking

Allocated parking space to rear of development.

### Additional Information

Tenure - Leasehold

Length of Lease - 125 Years from 01/01/2001 - 102 years remaining approximately.

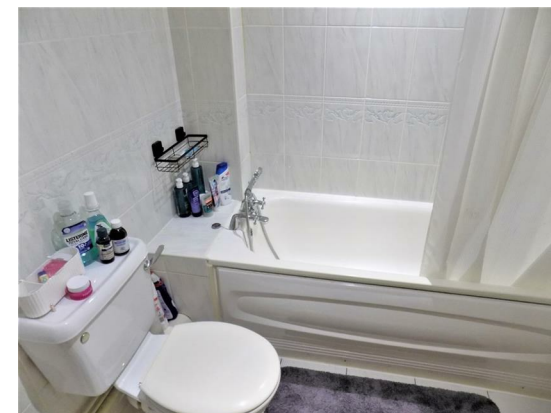
Service Charge - £1431.02pa

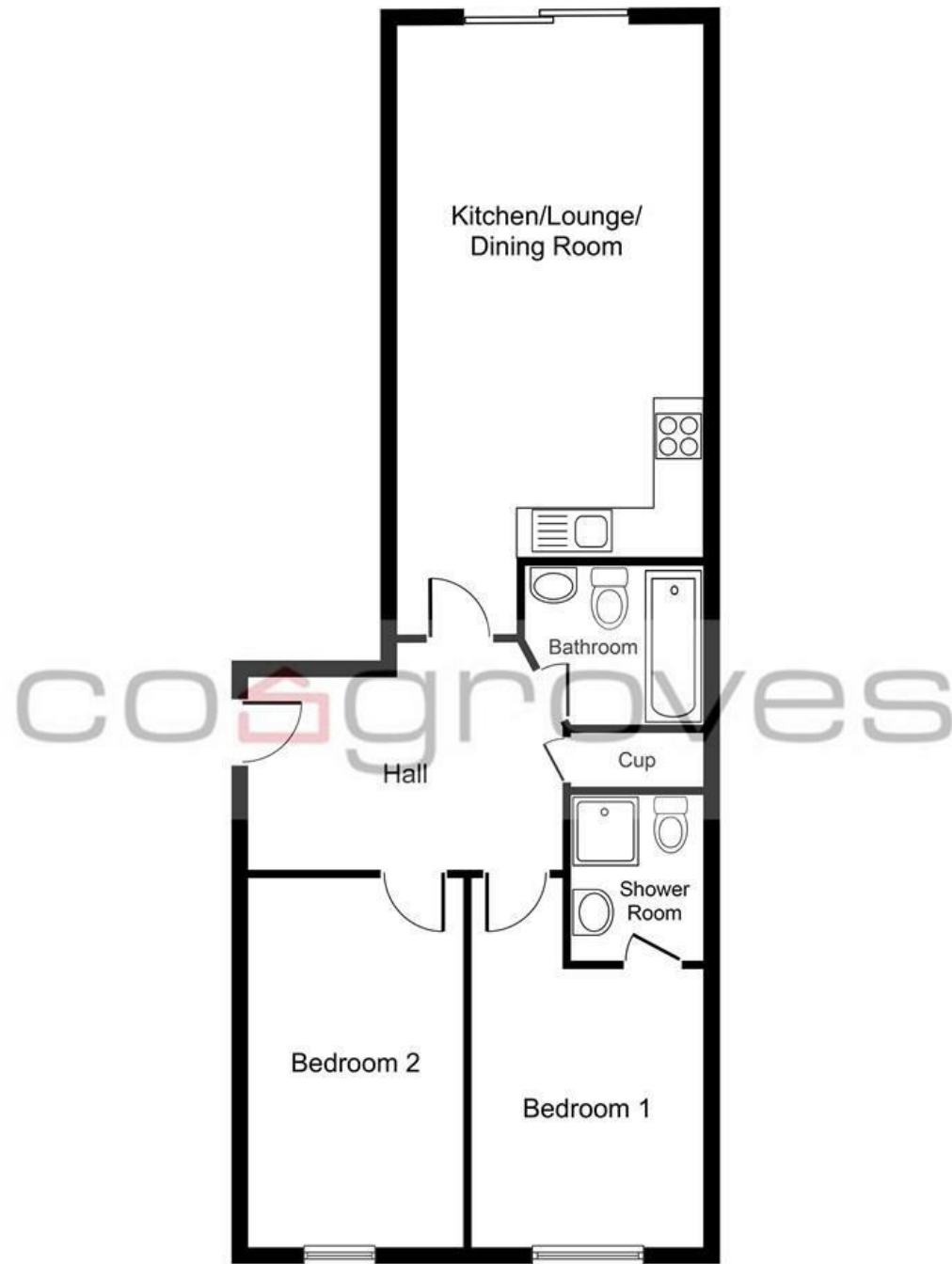
Ground Rent - £400pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	79	79
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**cosgroves**

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49-51 Osborne Road  
 Southsea  
 Hampshire  
 PO5 3LS

**Tel:** 02392 827827  
**Email:** info@cosgroves.co.uk  
 www.cosgroves.co.uk

