



Flat 76, Homegrove House, Grove Road North  
Southsea, PO5 1HW

**Asking Price £75,000**

**co**groves

Sales, Rentals and Block Management

## Flat 76, Homegrove House, Grove Road North, Southsea, PO5 1HW

JUST A SHORT WALK TO PALMERSTON ROAD SHOPPING PRECINCT & SEAFRONT. We are pleased to offer for sale this 1 bedroom top floor retirement apartment which is being offered with no chain and a remaining lease term of approximately 116 years. Benefits include attractive communal gardens, on site house manager, communal lounge, laundry room, guest suites and on-site residents parking bays. The accommodation comprises a double bedroom with fitted wardrobe, lounge, kitchen and shower room. Located just a short walk from many amenities including bus routes, library, shops, cafes, bars and restaurants.

### Communal Entrance

Security intercom allowing access to communal entrance. Stairs and lift to 3rd floor. Flat front door to:

### Entrance Hall

Coved and textured ceiling, security entry phone, cupboard housing hot water tank, electric meter and consumer unit.

### Lounge

10'9 x 10'5 (3.28m x 3.18m)

Double glazed window to front, electric night storage heater, archway to:

### Kitchen

5'7 x 7'3 (1.70m x 2.21m)

Single drainer stainless steel sink unit with range of wall and base cupboards, electric cooker, fridge/freezer, part tiled walls, textured ceiling.

### Bedroom

9'4 x 8'8 (2.84m x 2.64m)

Double glazed window to front, coved and textured ceiling, electric night storage heater.

### Shower Room

6'8 x 5'5 (2.03m x 1.65m)

Suite comprising shower, WC, wash hand basin, part tiled walls, coved and textured ceiling, electric heater.

### Parking

On site residents parking bays.

### Communal Gardens

Well maintained communal gardens with garden furniture including tables, chairs and benches.

### Additional Information

Tenure - Leasehold

Length of Lease - 158 years from 25/03/1982 - Approximately 116 years remaining

Service Charge - £3957.20pa

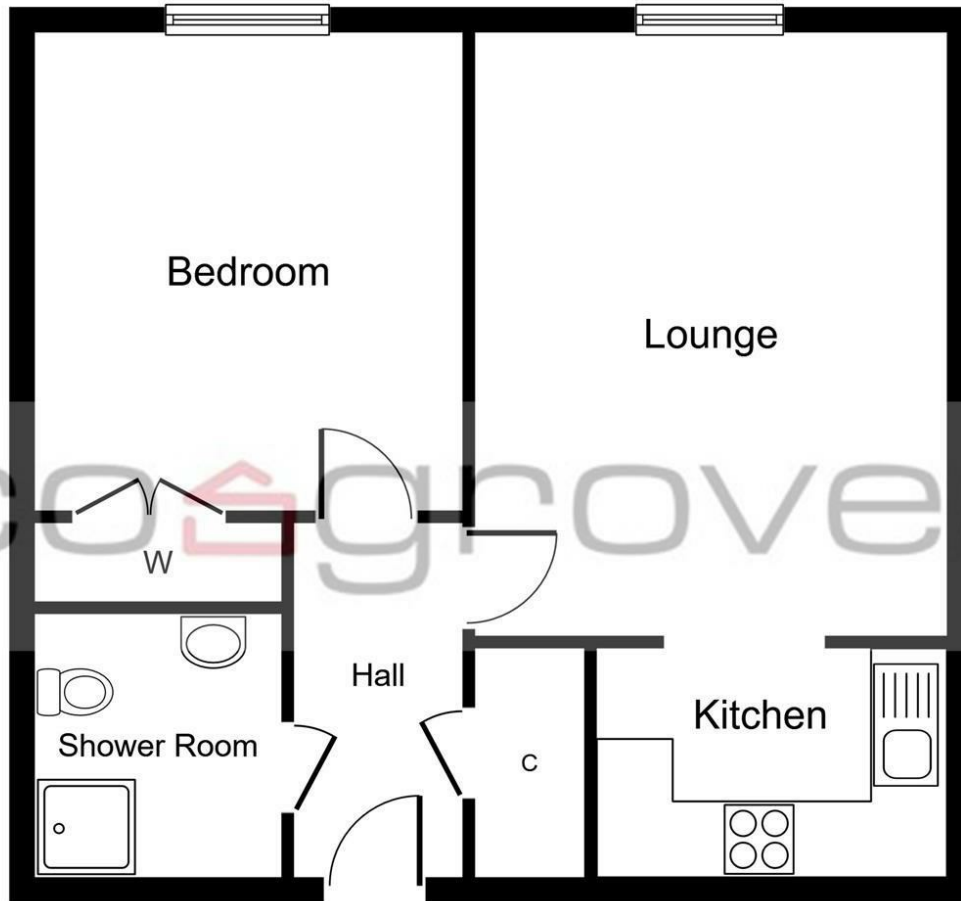
Ground Rent - £969.90pa. Reducing to £0 on 25 March 2080.

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.



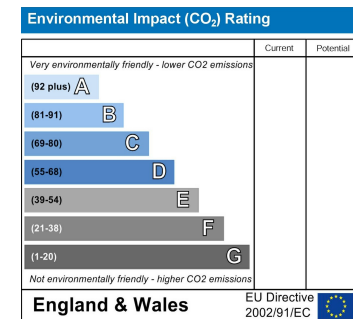
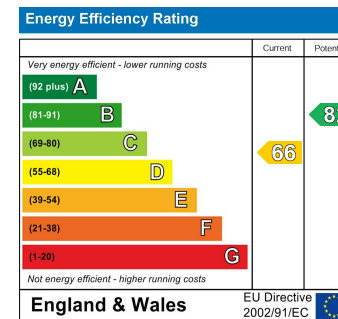


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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