



13A Cavendish Road
Southsea, PO5 2DG
Asking Price £150,000

co **groves**

Sales, Rentals and Block Management

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PRIVATE ENTRANCE TO THIS 1 BEDROOM GARDEN FLAT LOCATED IN THE HEART OF CENTRAL SOUTHSEA. The accommodation comprises a double bedroom, good size lounge, fitted kitchen with oven, hob extractor. Separate utility room, bathroom. The property benefits from double glazing, gas central heating, no chain, remaining lease term of 109 years and an option to buy into the freehold in the near future.

Private Gate To Side

Kitchen

11'5 x 6'11 (3.48m x 2.11m)

Double glazed window and door to side and leading to rear garden. Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Oven, hob, extractor, space for fridge/freezer, part tiled walls, tiled flooring.

Utility Room

6'5 x 5'1 (1.96m x 1.55m)

Double glazed window to side, plumbing and space for washing machine with work top above, tiled flooring, wall mounted Ideal gas boiler.

Inner Hall

5' x 9'3 (1.52m x 2.82m)

Radiator, walk in cupboard/wardrobe.

Lounge

14'5 into bay x 13'4 (4.39m into bay x 4.06m)

Double glazed bay window to front, radiator, meter cupboard.

Bedroom

11'5 x 10' (3.48m x 3.05m)

Double glazed window to rear, radiator.

Bathroom

White suite comprising bath, wash hand basin, WC, part tiled walls, tiled flooring, heated towel rail, double glazed window to side.

Garden

23' x 10'5 (7.01m x 3.18m)

Enclosed rear garden which is laid to patio, gate to side allowing pedestrian access.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st June 2008 (109 Years remaining approximately)

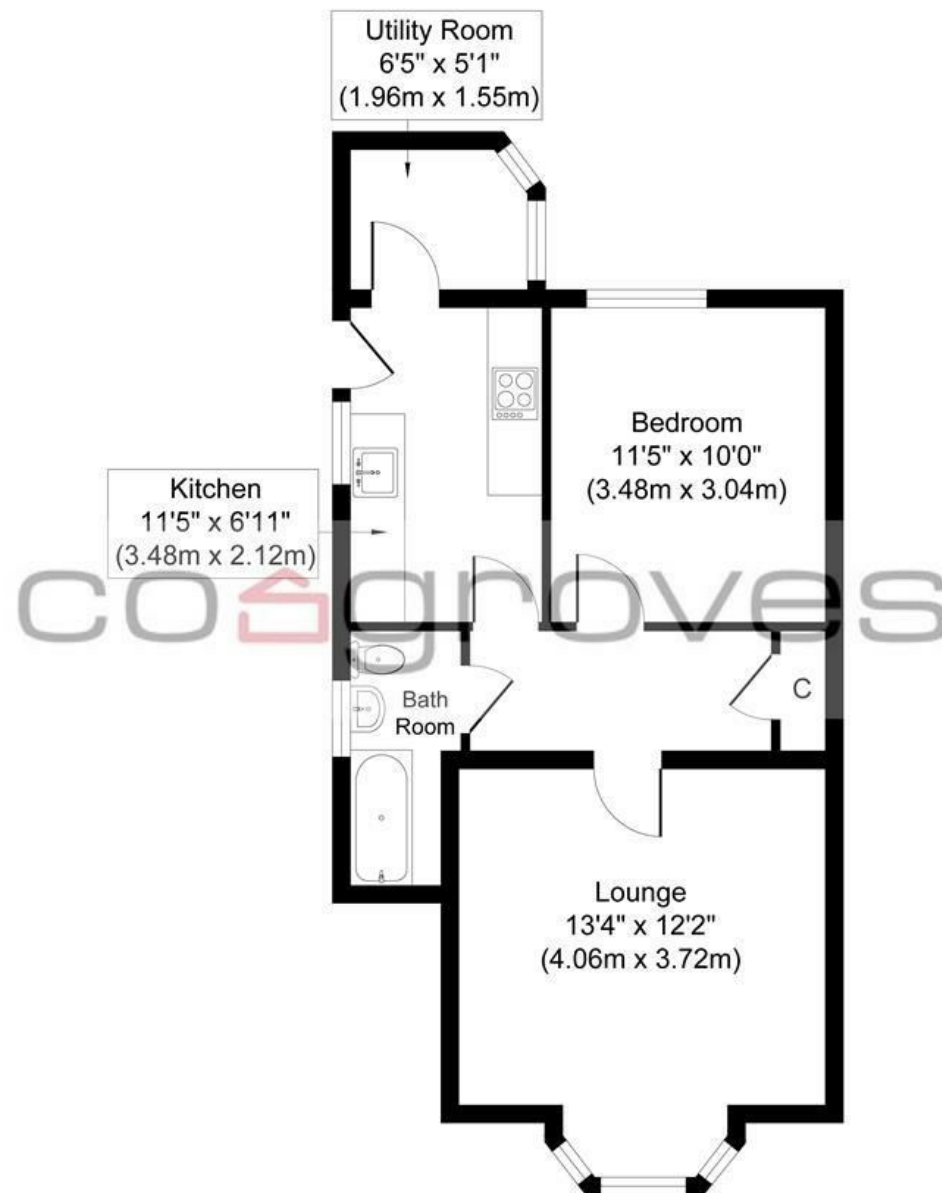
Service Charge - £1549.50 pa (approximately) - Includes buildings insurance

Ground Rent - £50pa

Council Tax Band- A

The information provided about this property does not constitute or form part of an offer or contract, nor may it be as representations. 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 are necessarily in working order or fit for purpose.





Approximate Floor Area
518 sq. ft
(48.14 sq. m)

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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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

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