



Flat 2, 43-45 Elm Grove
Southsea, PO5 1JF
Asking Price £179,000

cogroves
Sales, Rentals and Block Management



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2 BEDROOM SPLIT LEVEL APARTMENT WITH COURTYARD GARDEN & LARGE 23'1 X 16'8 LOUNGE/DINING ROOM/KITCHEN. OFF ROAD PARKING AVAILABLE AT £40PCM. We are pleased to offer for sale this 2 bedroom apartment located in the busy and vibrant Elm Grove, which offers a selection of shops, bars, restaurants, cafes and bus routes. This property is also situated within walking distance of Southsea seafront, Palmerston Road, Albert Road, Gunwharf Quays and mainline train stations. Offered with chain and a remaining lease term of 105 years. The accommodation comprises 2 double bedrooms, en-suite shower room, bathroom and large open plan lounge/kitchen/dining room opening onto a private courtyard garden.

Communal Entrance

Security entry system giving access to the communal hall. Flat front door to:

Entrance Hall

Radiator, meter cupboard, stairs to lower floor.

Bedroom 1

13' x 7'6 (3.96m x 2.29m)

Double glazed window to rear, radiator, wardrobe, cupboard housing Vaillant gas boiler, door to:

En-Suite Shower Room

5'3 x 5'6 (1.60m x 1.68m)

Suite comprising shower cubicle, wash hand basin, WC, double glazed window to rear, part tiled walls, radiator, spotlights, extractor fan.

Bedroom 2

10'3 x 9'2 (3.12m x 2.79m)

Double glazed window to rear, radiator.

Bathroom

7'8 x 5'6 (2.34m x 1.68m)

White suite comprising bath, WC, wash hand basin, part tiled walls, vinyl flooring, radiator, spotlights.

Lower Floor

Lounge/Dining Room/Kitchen

16'8 x 23'1 (5.08m x 7.04m)

Two double glazed doors to garden, double glazed window to rear, two radiators, under stairs storage cupboard. One and a half bowl stainless steel sink unit with wall and base cupboards. The

fitted appliances include an oven, hob, extractor, washing machine, fridge and freezer. Wall mounted security entry phone.

Garden

Enclosed courtyard garden/terrace.

Parking Space

Off road parking space available to rent at £40pcm.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st January 2005 (105 Years remaining approximately)

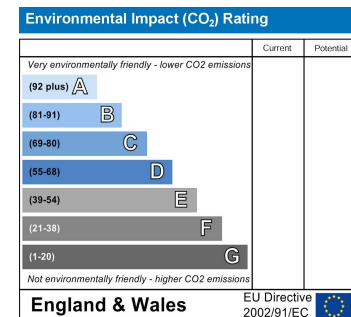
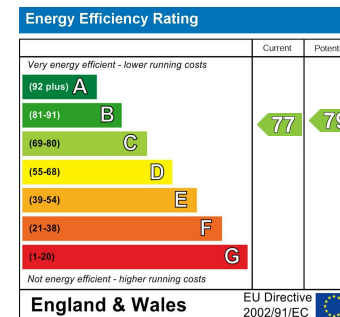
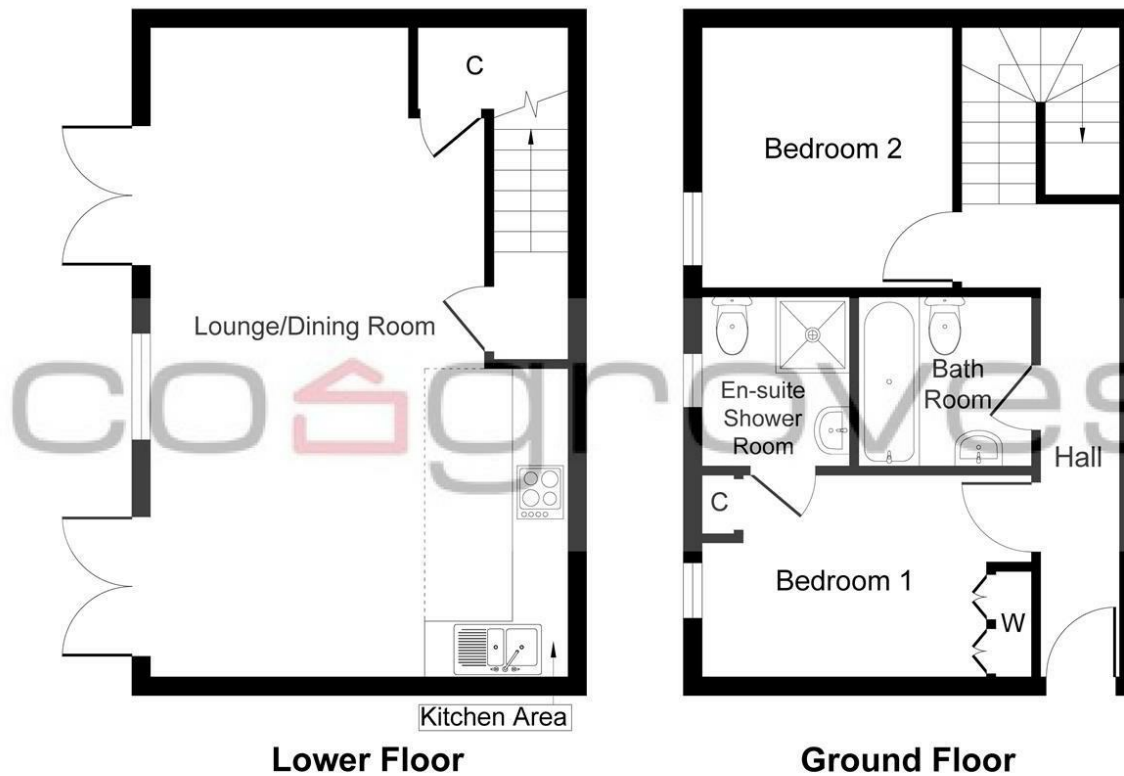
Service Charge - £2200pa - Includes buildings insurance.

Ground Rent - £150pa

Council Tax Band- B

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.





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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