



13B Cavendish Road
Southsea, PO5 2DG
Asking Price £140,000

co **groves**
Sales, Rentals and Block Management

13B Cavendish Road, Southsea, PO5 2DG

1 BEDROOM HALL FLOOR APARTMENT OFFERED WITH NO CHAIN & REMAINING LEASE TERM OF APPROXIMATELY 108 YEARS. We are pleased to offer for sale this nicely presented apartment which has been recently redecorated. The accommodation to this bright and airy apartment comprises a double bedroom, good size lounge with bay window, white bathroom suite, fitted kitchen with built-in oven, hob and extractor. Located in Central Southsea just a short walk to Albert Road, bars, restaurants, shops, cafes, bus routes, Palmerston Road and Southsea Seafront.

Communal Entrance

Security intercom giving access to door leading to communal hall with flat front door to:

Entrance Lobby

2'7 x 4'4 (0.79m x 1.32m)

Door to:

Lounge

15' into bay x 14' (4.57m into bay x 4.27m)

Double glazed bay window to front, coved ceiling, security intercom handset, electric night storage heater.

Hall

Electric night storage heater, cupboard housing hot water tank.

Kitchen

9'2 x 7'8 max (2.79m x 2.34m max)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, built-in oven, hob and extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, double glazed window to rear.

Bedroom

15'5 max x 9'6 narrowing to 7'2 (4.70m max x 2.90m narrowing to 2.18m)

Double glazed window to rear, electric night storage heater.

Bathroom

6'5 x 4'9 (1.96m x 1.45m)

White suite comprising bath with Triton electric shower over, WC, wash hand basin, extractor, double glazed window to side, tiled flooring, heater towel rail.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st June 2008 (108 Years remaining approximately)

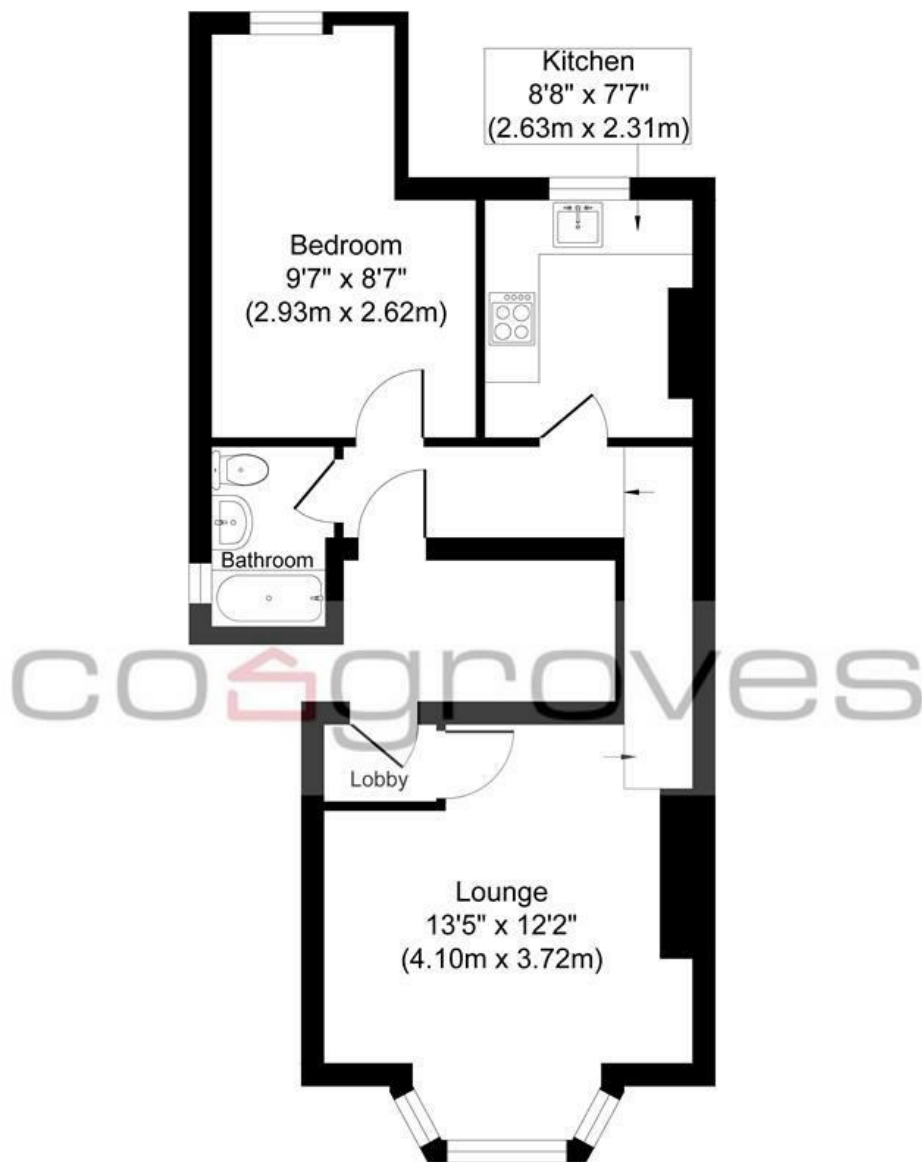
Service Charge - £1549.50 pa (approximately) - Includes buildings insurance

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.





Flat B
Approximate Floor Area
565 sq. ft
(52.53 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		
	66	
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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