



JUSTFLATS

6 ELM COURT
47-49 ELM GROVE, SOUTHSEA,
HAMPSHIRE
PO5 1JF



£105,000 Leasehold

ONE BEDROOM FLAT IN CENTRAL LOCATION! This second floor flat can be found along the highly popular location of Elm Grove, Southsea. Situated in the heart of Southsea with Palmerston Road shopping area, Southsea seafront and Common within a short walk, we feel this would make an ideal purchase for an owner occupier or investment purchase. The accommodation on offer comprises; entrance hall, double bedroom, fitted bathroom and a fitted kitchen/lounge. Additional benefits include newly fitted double glazing, electric heating and NO FORWARD CHAIN!

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COMMUNAL ENTRANCE

COMMUNAL HALLWAY

HALLWAY

Doors to all rooms.

KITCHEN/LOUNGE

9' 11" x 18' 3" (3.03m x 5.57m)

Range of wall and base level units incorporating roll edge work surfaces, space for cooker, space and plumbing for washing machine, tiled to principal areas and vinyl flooring. Carpeted lounge area, feature fireplace, wall mounted electric heater, double glazed window to front elevation.

BEDROOM

9' 5" x 10' 8" (2.89m x 3.26m)

Double glazed window to front elevation, carpeted.

BATHROOM

7' 2" x 6' 2" (2.20m x 1.88m)

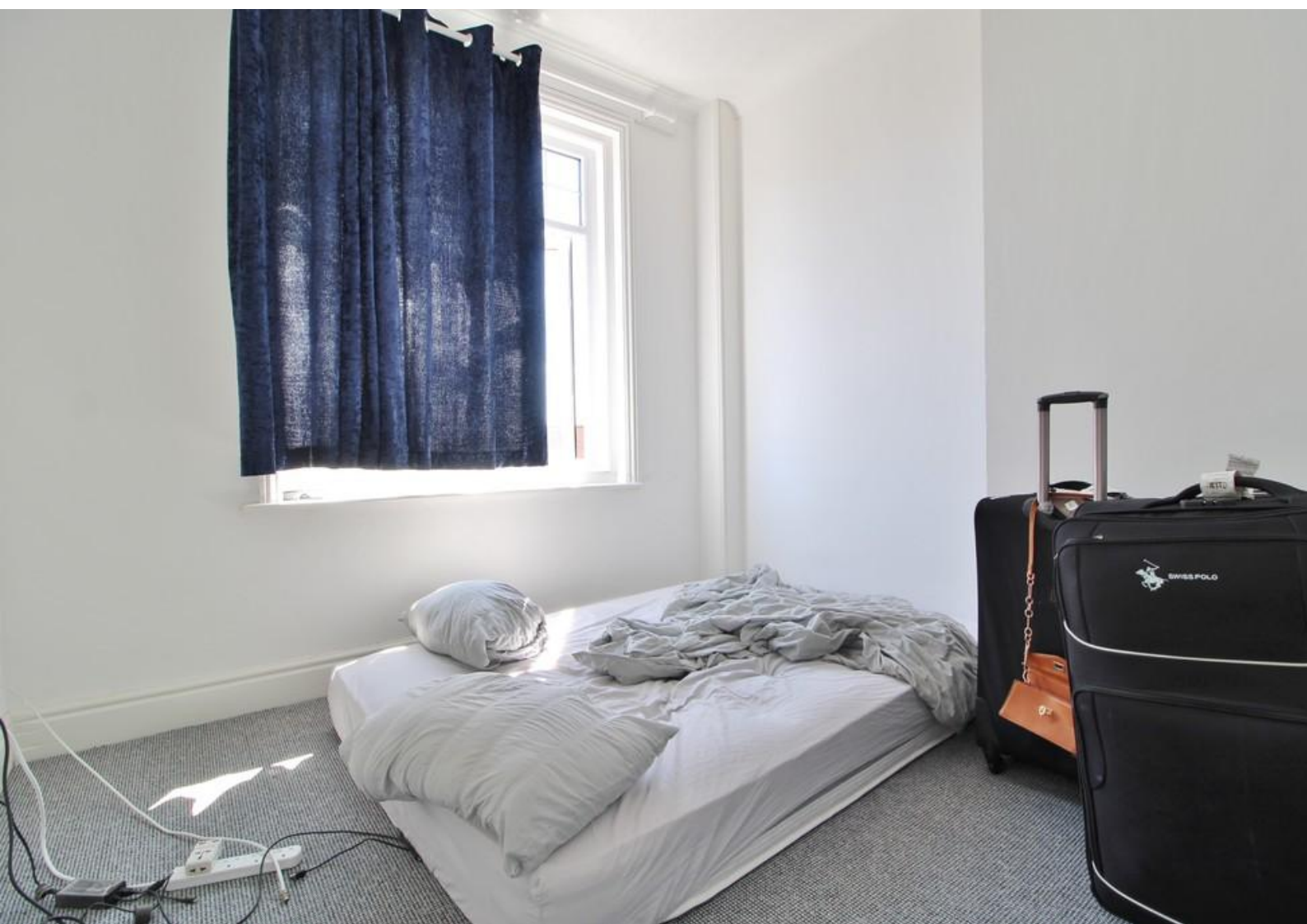
Panel enclosed bath with mixer tap and wall mounted shower attachment, pedestal mounted wash basin, low level WC, tiled to principal areas and vinyl flooring.

AGENTS NOTE:

COUNCIL TAX

Band A

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		82
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of February 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: GD3 Property Ltd

Balance of Lease: 88 years remaining

Ground Rent Charges: £50

Ground Rent Review Period: TBC

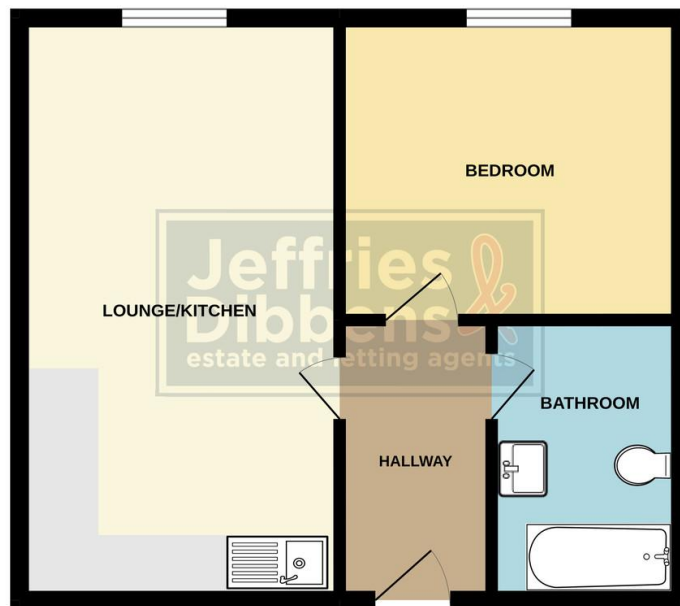
Maintenance/Service Charges: £1,380 per annum

Maintenance /Service Charges Review Period: Annually in December

Building Insurance: Included in Maintenance/Service charges

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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OFFICE ADDRESS

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