



## Offers in Excess of £60,000 Leasehold

ONE BEDROOM RETIREMENT FLAT WITH EXTENDED LEASE AND NO FORWARD CHAIN! Jeffries welcome to the market this first floor home located within a McCarthy & Stone constructed building along Cottage Grove, Southsea. Accommodation comprises one double bedroom with built-in wardrobe, shower room, fitted kitchen and a 20ft (approx.) lounge/diner. The residence boasts a host of communal facilities on site including, laundry room, guest suite, residents' lounge, southerly facing garden and secure gated off road parking (to be arranged via House Manager). Found within close proximity to Palmerston Road precinct. The building has a minimum age restriction of 60 years. Contact the Southsea office to arrange your internal viewing!



## COMMUNAL ENTRANCE

Security intercom system, door to:-

## COMMUNAL HALL

Access to laundry room, lift and stairs to all floors, residents' lounge (located on first floor), managers office, guest room, door to Flat 17.

## HALLWAY

Doors to all rooms, Care Line intercom with emergency pull cord, carpeted, large cupboard housing electric water heater, electric mains and consumer unit.

## LOUNGE/DINER

20' 2" into bay x 10' 6" (6.17m x 3.21m)

Double glazed bay window to front elevation, storage heater, carpeted, emergency pull cord, through to:-

## KITCHEN

5' 4" x 7' 7" (1.65m x 2.33m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edges work surfaces, stainless steel sink and drainer unit with mixer tap, space for under counter fridge, tiled to principal areas and vinyl flooring.

## BEDROOM

14' 2" x 8' 9" (4.32m x 2.69m)

Double glazed window to front elevation, storage heater, built-in wardrobe, emergency button, carpeted.

## SHOWER ROOM

6' 9" x 5' 6" (2.06m x 1.70m)

Comprising shower cubicle with electric shower, WC, basin in vanity unit with mixer tap, tiled to principal areas, carpeted.

## COMMUNAL FACILITIES

Communal garden, off road parking (first come first serve basis through house manager), laundry room, residents' lounge, guest suite.

## AGENTS NOTE:

## COUNCIL TAX

Band A.

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



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** First Port Retirement Property Services/Estate & Management Ltd

**Balance of Lease:** 99 years remaining

**Ground Rent Charges:** £511.30 per annum - Paid twice yearly in two instalments of £255.65.

**Ground Rent Review Period:** Usually every 15-20 years.

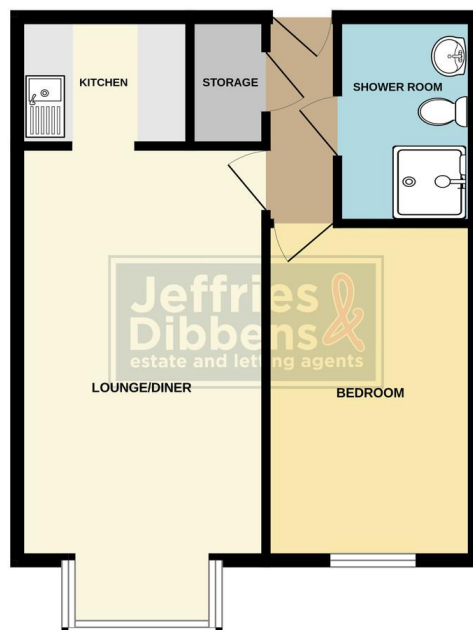
**Maintenance/Service Charges:** Approx. £2,000 twice yearly.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included in Service Charge.

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

FIRST 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 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

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

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