

FLAT 4 ST. JOSEPHS COURT
99A ELM GROVE, SOUTHSEA,
HAMPSHIRE, PO5 1LH



£130,000 Share of Freehold

ONE BEDROOM TOP FLOOR, SHARED FREEHOLD FLAT IN CENTRAL SOUTHSEA LOCATION! A fantastic investment opportunity or perfect first time buy! We are delighted to offer for sale this well-presented, one bedroom top floor flat situated along Elm Grove, Southsea. Briefly comprising double bedroom measuring 13ft (approx.), lovely modern fitted kitchen, modern shower room, and a 16ft (approx.) lounge. Features include double glazing, modern electric heating, additional outside storage cupboard, and SHARE OF FREEHOLD! Situated within close proximity to Albert Road and Palmerston Road shopping precinct. Contact us at our Marmion Road branch today to book your internal viewing.



jdea.co.uk

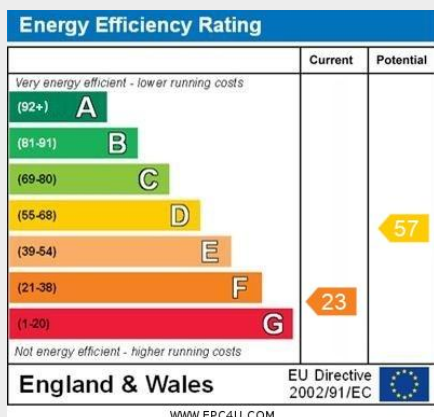
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COMMUNAL ENTRANCE

Security intercom system, door to:-

COMMUNAL HALL

Stairs to second floor, door to Flat 4.

HALLWAY

Laminate flooring, mains wired smoke/fire detector, shoe storage and shelving, doors to lounge, bathroom and bedroom.

LOUNGE

15' 10" into recess x 10' 2" (4.84m x 3.12m)
Two double glazed windows to front elevation, electric heater, laminate flooring, BT and Virgin points, meter cupboard housing electric meter and consumer unit, security entry phone, through to:-

KITCHEN

8' 8" x 5' 7" (2.65m x 1.72m)
Modern fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces with matching up stands, stainless steel sink and drainer unit with spray mixer tap, built-in oven with induction hob and extractor hood over, space and plumbing for washing machine, space for fridge/freezer, laminate flooring.

SHOWER ROOM

8' 8" x 4' 7" (2.66m x 1.41m)
Quadrant shower cubicle with electric shower, close coupled WC, pedestal mounted basin, wall mounted storage cupboard, tiled to principal areas.

BEDROOM

13' 1" into recess x 10' 1" (4.01m x 3.08m)
Double glazed window to rear elevation, electric heater, built-in airing cupboard housing domestic hot water cylinder, laminate flooring, built-in desk/study area.

OUTSIDE

Private storage cupboard.

AGENTS NOTE:

COUNCIL TAX

Band A.



LEASE INFORMATION:



As of September 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Share of Freehold

Landlord/Managing Agent: Cosgroves.

Balance of Lease: 95 years remaining.

Ground Rent Charges: N/A.

Ground Rent Review Period: N/A.

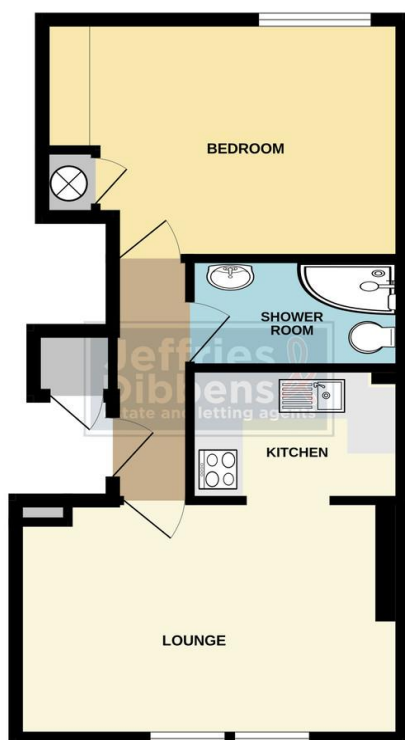
Maintenance/Service Charges: £2000 per annum.

Maintenance /Service Charges Review Period: Annually.

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.

TOP 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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