



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE



# Grove Mews, Portsmouth Road, SO19

Asking Price £90,000

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This one bedroom flat with a south facing balcony is located in the sought after area of Woolston. The property comprises of a "L" shaped lounge/diner, kitchen, bathroom and a double bedroom with built-in storage.

Grove Mews is ideally placed for access to local shops nearby in Bitterne and the more extensive facilities are located in Southampton City Centre.

There are a variety of leisure facilities in Riverside Park & Manor Farm Country Park. The homes of Hampshire cricket (the Ageas Bowl) and Southampton Football Club (St. Mary's Stadium) are within the area. The M3 & M27 motorways nearby do provide convenient access to regional cities whilst Southampton Parkway Railway Station offers an alternative fast route to London.

Potential rent of £900pcm

Lease Term: 63 Years Remining Approx.

Service Charges Per annum Approx : £2,333 Per Annum to include Reserve Block Charges

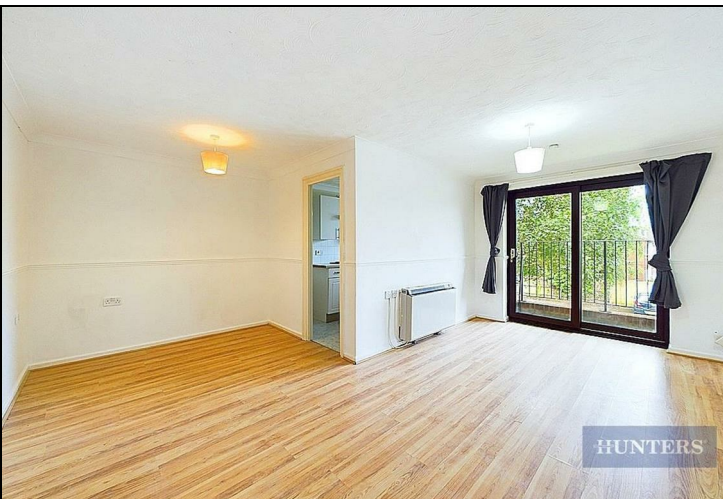
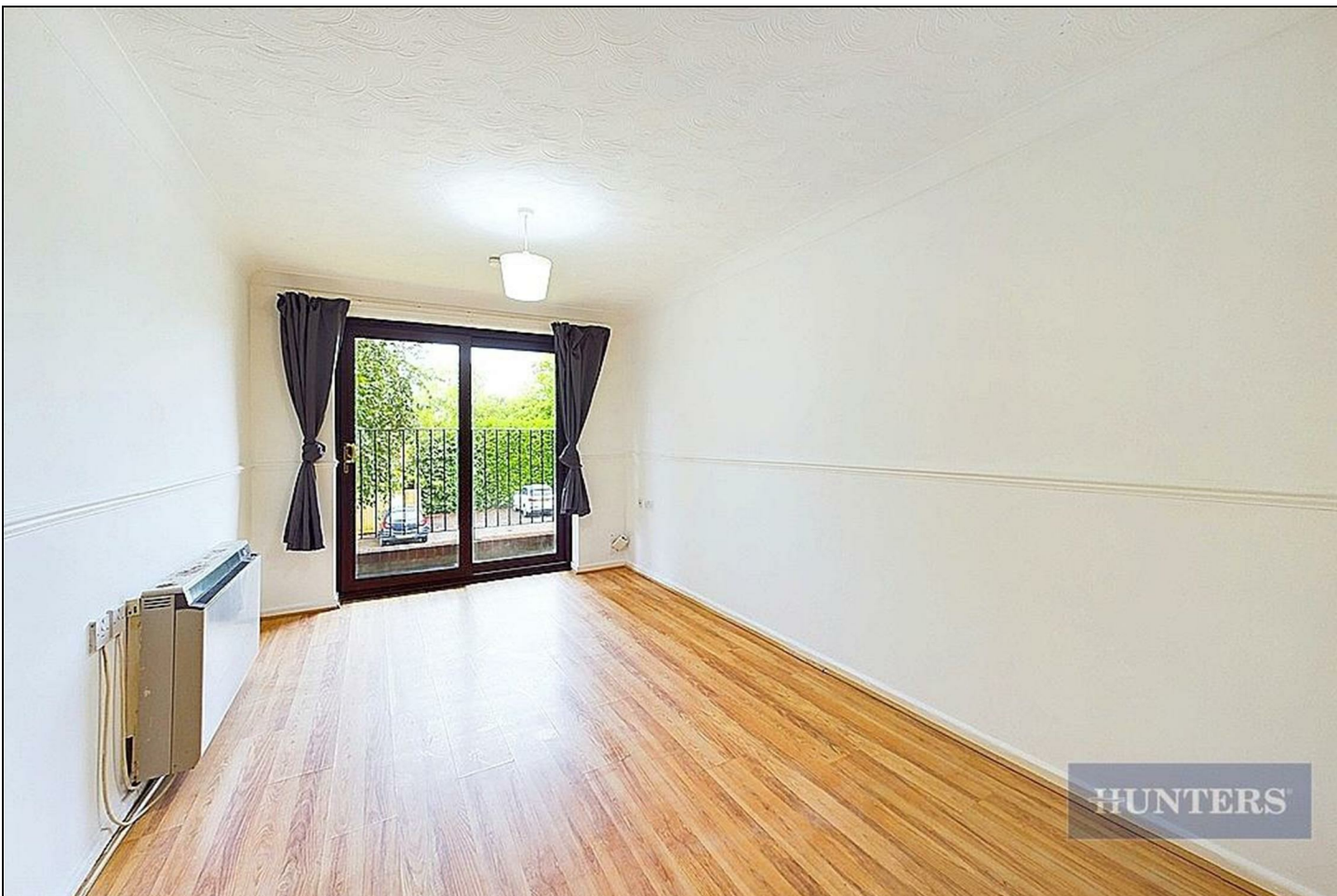
Ground Rent Per Annum Approx.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com



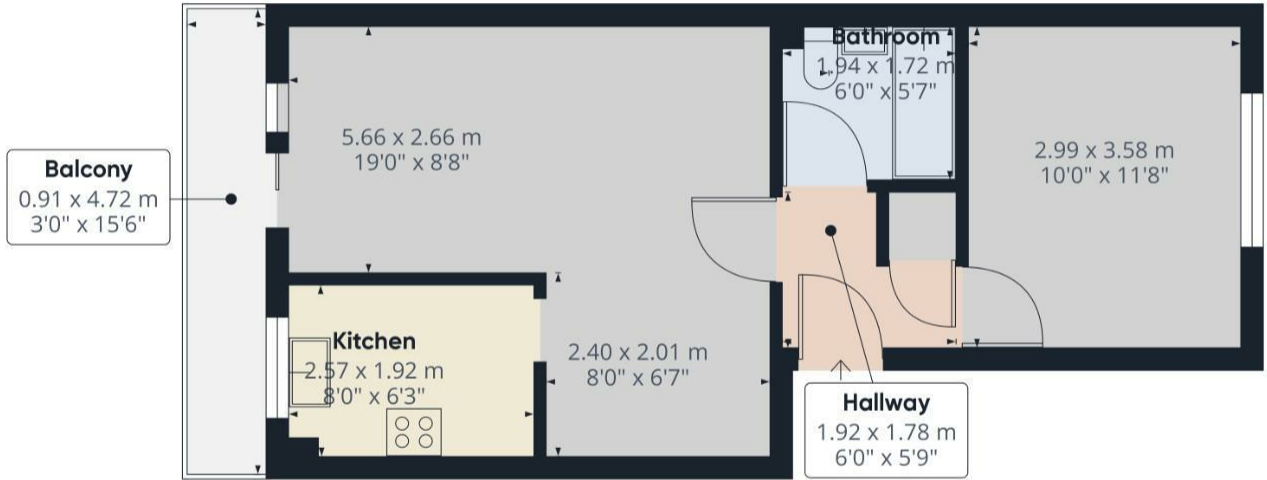
## KEY FEATURES

- SUPER ONE BEDROOM FLAT
- SOUTH FACING BALCONY
- LOCAL AMENITIES NEARBY
- SECURE COMMUNAL ENTRY
  - FIRST FLOOR FLAT
  - ALLOCATED PARKING
  - COMMUNAL GARDEN
  - MOTORWAY ACCESS
  - EPC: C





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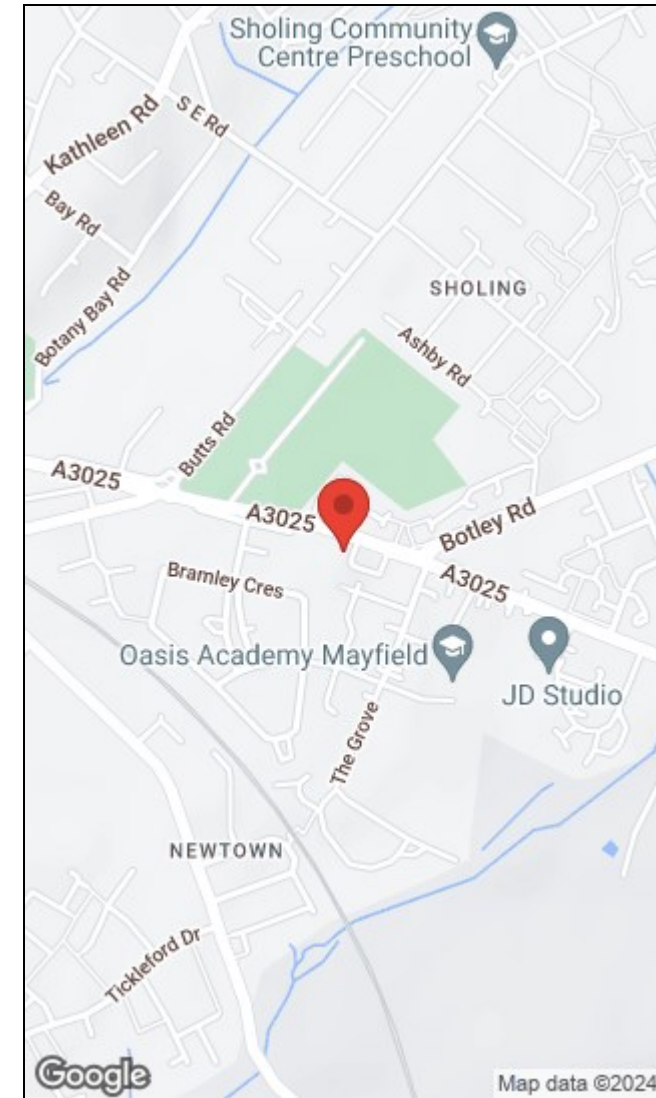


Approximate total area<sup>(1)</sup>  
41.58 m<sup>2</sup>  
447.56 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>			(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

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