



1a, 2 Cottage Grove
Southsea, Hampshire PO5 1EN

Offers Over £160,000

co **groves**

Sales, Rentals and Block Management

1a, 2 Cottage Grove, Southsea, Hampshire PO5 1EN

GUIDE PRICE £160,000-£165,000. 2 BEDROOM GARDEN APARTMENT WITH SOUTHERLY FACING GARDEN AND DRIVEWAY TO FRONT WITH OFF ROAD PARKING. The accommodation comprises 2 bedrooms, lounge, fitted kitchen and re-fitted bathroom. Other benefits include double glazing, night storage heaters, rear pedestrian access and located within this convenient area, which is a short walk from Palmerston Road, Southsea Seafront, Albert Road and Portsmouth's City Centre at Commercial Road.

Lounge

15'2 into bay x 14'9 (4.62m into bay x 4.50m)

Double glazed bay window to front, night storage heater, electric fire, cupboard housing electric meter and consumer unit.

Inner Hall

Night storage heater, cupboard with hanging rail, cupboard with hot water tank.

Kitchen

4'10 x 12'1 (1.47m x 3.68m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Electric induction hob, oven, extractor, plumbing for washing machine, space for fridge/freezer. Part tiled walls, double glazed window to side.

Bedroom 1

12'3 x 8'10 (3.73m x 2.69m)

Double glazed window to rear and double glazed door to garden. Night storage heater.

Bedroom 2

12'3 x 5'6 (3.73m x 1.68m)

Double glazed window to rear, electric heater.

Bathroom

5'9 x 5'6 (1.75m x 1.68m)

Refitted suite comprising bath with Triton shower over, WC, wash hand basin, extractor, heated towel rail, double glazed window to side.

Garden

28' x 16 (8.53m x 4.88m)

Southerly facing rear garden which has walled and fenced boundaries, rear pedestrian access.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st January 2021 - (120 years remaining approximately)

Service Charge -£2230.83pa (includes buildings insurance)

Ground Rent - £0

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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 have been tested.





Cottage Grove, Southsea, PO5 1EN

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		
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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