

7 GROSVENOR COURT
74 EAST LODGE PARK, PORTSMOUTH



£185,000 Leasehold

Located in Grosvenor Court, Farlington you will find this two bedroom ground floor apartment, which is conveniently positioned within easy access of local shops and motorway links. The accommodation on offer consists of a hallway, two double bedrooms, a contemporary bathroom, a modern fitted kitchen and a lounge which boasts a balcony which is also accessed by one of the bedrooms. Other benefits include gas central heating and double glazing. To arrange your viewing contact our Drayton Office today!



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

COMMUNAL ENTRANCE

Front door to property.

HALLWAY

BEDROOM ONE

12' 5 into bay" x 9' 1" (3.78m x 2.77m)

BEDROOM TWO

11' 10" x 10' 1" (3.61m x 3.07m)
Door providing access onto a balcony.

BATHROOM

6' 11" x 6' 7" (2.11m x 2.01m)

KITCHEN

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

LOUNGE

12' 4" x 11' 10" (3.76m x 3.61m)
Door providing access onto a balcony.

COMMUNIAL STORAGE AREA.



LEASE INFORMATION:



As of 24/07/2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Pier Management

Balance of Lease: 121 years remaining as of 24/07/2026

Ground Rent Charges: £284.29 per annum

Ground Rent Review Period: TBC

Maintenance/Service Charges: £2495.96 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: £637.50 per annum

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

GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of built, voids, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, reliability and validity of the information is not guaranteed. Made with Measure ©2020

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