

Flat 3, 6 Elphinstone Road
Southsea, PO5 3HR
Asking Price £175,000

cogroves
Sales, Rentals and Block Management

Flat 3, 6 Elphinstone Road, Southsea, PO5 3HR

ATTRACTIVE 1 BEDROOM FIRST FLOOR APARTMENT WITH NEWLY FITTED BATHROOM. Located in the heart of Central Southsea, just a short walk to seafront and Palmerston Road Shopping Precinct. The accommodation comprises a spacious lounge with feature fireplace, good size double bedroom, fitted kitchen and newly fitted bathroom. Other benefits include double glazing, gas central heating and remaining lease term of approximately 165 years. The property is one of only four apartments within this building which is in a residents parking permit area.

Communal Entrance
Stairs to first floor, flat front door to:

Entrance Hall
Two double glazed windows to side, storage cupboard.

Lounge
18'7 into bay x 13'4 (5.66m into bay x 4.06m)
Double glazed window to front, feature fireplace, coved ceiling, radiator.

Kitchen
9'9 x 5'5 (2.97m x 1.65m)
Double glazed window to rear, single drainer stainless steel sink unit with wall and base cupboards, oven, hob, extractor, plumbing for washing machine, radiator, part tiled walls, laminate flooring, wall mounted Vaillant gas boiler.

Bedroom
13'1 x 12'4 (3.99m x 3.76m)
Double glazed window to rear, radiator, coved ceiling, built in cupboard.

Bathroom
11'7 x 4'4 (3.53m x 1.32m)
Newly fitted suite comprising bath with shower over, WC, wash hand basin with storage below, double glazed window to front, laminate flooring, ladder radiator.

Additional Information
Tenure - Leasehold
Length of lease - 215 years from 30th January 1976 (165 years remaining approximately)
Service Charges - £1570pa
Ground rent - Peppercorn
Council tax - Band A

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.

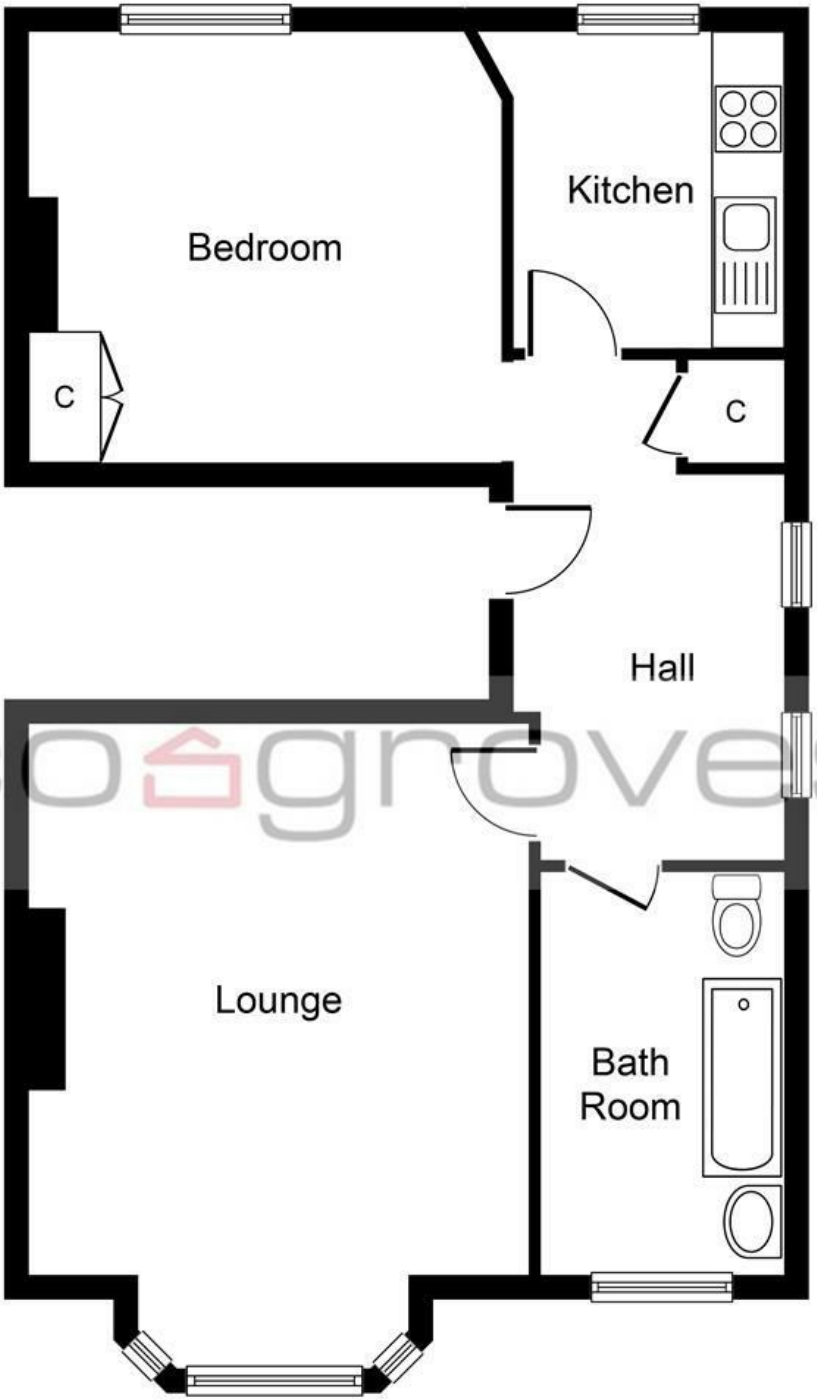
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





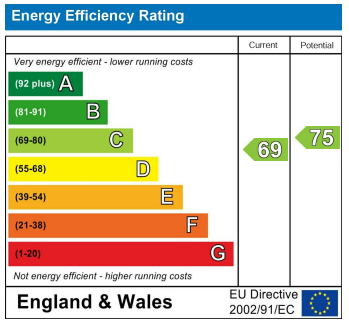


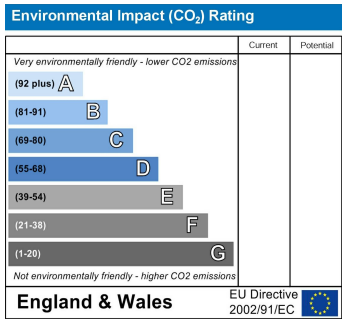


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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements 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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