



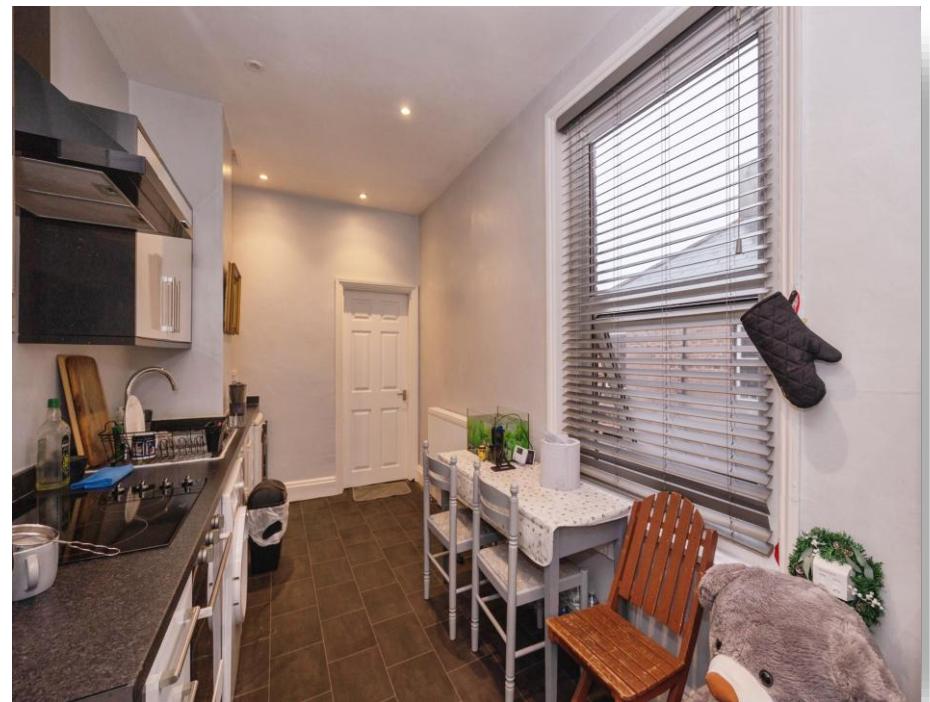
**Elm Grove, Southsea PO5 1LU**

fox & sons

**welcome to**

**Elm Grove, Southsea**

Fox and Sons welcome this one bedroom flat to the market! Located in a convenient area close to local amenities and transport links. The property is being sold with tenants in situ, making it an ideal opportunity for investors. Call us in branch today!



Fox and Sons are delighted to welcome this one bedroom flat, situated in a sought-after area, offering the perfect blend of comfort, convenience and modern living.

The flat is arranged to include a bedroom, kitchen and bathroom. The property is situated in a popular and convenient area, close to local amenities and transport links.

Suitable for investors this property, is being sold with tenants in situ. Call us to view today!

### **Kitchen/ Diner**

17' 9" x 7' 7" ( 5.41m x 2.31m )

### **Bedroom 1**

11' x 11' 1" ( 3.35m x 3.38m )

### **Bathroom**



***view this property online*** [fox-and-sons.co.uk/Property/SOS106287](http://fox-and-sons.co.uk/Property/SOS106287)



welcome to

## Elm Grove, Southsea

- One bedroom flat
- Convenient location close to amenities
- Suitable for investors
- Access to local transport links
- For sale with tenants in situ

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 384.17

Ground Rent: 1468.32

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

**£90,000**



**view this property online** [fox-and-sons.co.uk/Property/SOS106287](http://fox-and-sons.co.uk/Property/SOS106287)

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:  
SOS106287 - 0005



Please note the marker reflects the postcode not the actual property



**023 9229 3100**



Southsea@fox-and-sons.co.uk



65 Osborne Road, SOUTHSEA, Hampshire, PO5 3LS



**fox-and-sons.co.uk**