



## £75,000 Leasehold

LOVELY ONE BEDROOM RETIREMENT PROPERTY. Situated in the heart of the Southsea is this bright and airy first floor retirement apartment in Homeroose House, Cottage Grove, Southsea. The internal accommodation on offer comprises bright living room with opening to modern fitted kitchen, double bedroom with fitted wardrobes and modern shower room. The residence offers a host of communal facilities on site including, laundry room, guest suite, residents' lounge and secure off road parking (to be arranged via house manager). The building has a minimum age restriction of 60 years. Please call the Southsea office to arrange your internal inspection.



**EPC Graph to follow**

### **COMMUNAL ENTRANCE**

Security intercom system, door to:-

### **COMMUNAL HALL**

Access to laundry room, lift and stairs to all floors, residents' lounge (located on first floor), managers office, guest room, door to Flat 26.

### **HALLWAY**

Doors to all rooms, Care Line intercom with emergency pull cord, large cupboard housing electric water heater, electric mains and consumer unit.

### **LOUNGE**

13' 0" x 12' 2" (3.98m x 3.72m)

Double glazed window to rear elevation, carpeted, electric fireplace, storage cupboard, opening to:-

### **KITCHEN**

5' 4" x 7' 2" (1.64m x 2.20m)

Fitted kitchen comprising a range of wall and base units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven, electric hob, space for fridge/freezer, tiled to principal areas and tiled flooring.

### **SHOWER**

6' 8" x 5' 3" (2.05m x 1.61m)

Shower cubicle with electric shower, combined vanity unit with WC and wash basin, tiled to principal areas and vinyl flooring, heated towel rail.

### **BEDROOM**

8' 7" x 15' 5" (2.63m x 4.70m)

Double glazed window to rear elevation, carpeted, built-in wardrobes.

### **COMMUNAL FACILITIES**

Communal garden, off road parking (first come first serve basis through house manager), laundry room, residents lounge, guest suite.

### **AGENTS NOTE:**

### **COUNCIL TAX**

Band A.



# LEASE INFORMATION:



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

**Tenure:** Leasehold

**Landlord/Managing Agent:** Estates Management

**Balance of Lease:** 59 years remaining

**Ground Rent Charges:** £511.30 pa

**Ground Rent Review Period:** TBC

**Maintenance/Service Charges:** £4073.62 pa

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** Included in Maintenance/Service Charges

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

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given to their operability or efficiency can be given.  
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### OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

### OFFICE DETAILS

023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk

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