



£60,000 Leasehold



**JUSTFLATS**

48 Homerosse House  
Cottage Grove  
Southsea  
PO5 1DU

Email - [southsea@jeffries.co.uk](mailto:southsea@jeffries.co.uk) Tel - 023 9236 1111

"RETIREMENT APARTMENT WITH NO FORWARD CHAIN! Situated in the heart of the Southsea is this bright and airy third floor retirement apartment in Homeroose House, Cottage Grove, Southsea. The internal accommodation on offer comprises 14ft living room with opening to modern fitted kitchen, double bedroom and fitted shower room. Views of the south facing communal garden from both living room and bedroom windows. 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."

**Eddie Lewis, Sales Manager, Southsea Office**

### **COMMUNAL ENTRANCE**

Security intercom system, door to:-

### **COMMUNAL HALL**

Access to laundry room, lift and stairs to second floor where flat number 48 can be found along with the residents' lounge and guest room.

### **HALLWAY**

Appello emergency care and intercom system, doors to lounge/diner, bathroom and bedroom, door to large walk-in storage cupboard.

### **LIVING ROOM**

14' 7" x 10' 4" (4.44m x 3.15m) Double glazed window to rear elevation overlooking communal garden, night storage heater, emergency pull cord to 24 hour Appello call system, TV point, through to:-

### **KITCHEN**

5' 4" x 7' 2" (1.63m x 2.18m) Fitted kitchen comprising a range of wall and base level storage incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric hob, integrated fridge, integrated freezer, tiled to principal areas.

### **BEDROOM**

11' 1" x 8' 5" (3.38m x 2.57m) Double glazed window to rear elevation overlooking communal garden, wall mounted night storage heater, built-in wardrobe, emergency pull cord to 24 hour Appello call system.

### **SHOWER ROOM**

5' 4" x 6' 8" (1.63m x 2.03m) Wall mounted 'Mira' electric shower with fitted shower cubicle incorporating ledged seat, WC, basin in vanity unit, extractor fan, tiled walls and 'wet-room' style flooring, wall mounted electric heater.

### **COMMUNAL AREAS**

Laundry room, residents' lounge and guest suite.

### **PARKING**

Communal residents' parking which we have been advised needs to be arranged by the House Manager.

### **OUTSIDE**

To the rear of the property is a southerly facing communal garden with paved patio area and lawn with mature trees and shrub borders.

Free solicitor quotes available on request



AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

Visit our 'Graham Jeffries Mortgage Desk'

**LEASE INFORMATION:**

**Tenure:-** Leasehold

**Landlord/Managing Agent:-** First Port Property Management

**Balance of Lease:-** 62 Years Remaining

**Ground Rent:-** £454 per annum.

**Maintenance/Service Charges:-** £2,148.88

**Building Insurance:-** Included in total above.

The above information has been supplied to us by the current owner(s). Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

