



14 Dartmouth Mews, Cecil Place
Southsea, PO5 3DN

Asking Price £165,000

co^ogroves

Sales, Rentals and Block Management

14 Dartmouth Mews, Cecil Place, Southsea, PO5 3DN

2 BEDROOM FIRST FLOOR APRTMETN OFFERED WITH NO CHAIN AND PLENTY OF ON-SITE PARKING. 2 bedroom first floor apartment located in the heart of Central Southsea just a short walk to Southsea Seafront, Palmerston Road Shopping Precinct, bars, restaurants, bus routes, several mainline train stations and Gunwharf Quays. The accommodation comprises 2 double bedrooms, good size lounge, fitted bathroom and kitchen. The property is fitted with double glazing, electric night storage heating and benefits from onsite parking which is on a first come first served basis. the property is being sold with an extended lease of 148 years.

Communal Entrance

Security intercom system leading to communal hall, stairs to first floor.

Flat front door to:

Entrance Hall

Electric night storage heater, coved and textured ceiling, storage cupboard, additional cupboard housing hot water tank.

Lounge

15'7 x 10'5 (4.75m x 3.18m)

Two double glazed windows to front, electric night storage heater, coved and textured ceiling.

Kitchen

7'3 x 6'8 (2.21m x 2.03m)

Single drainer stainless steel sink unit with wall and base cupboards, electric cooker, fridge/freezer, coved and textured ceiling, double glazed window to side.

Bedroom 1

12'3 x 9'5 (3.73m x 2.87m)

Double glazed window to rear, electric night storage heater, coved and textured ceiling, wardrobe space with hanging rail.

Bedroom 2

9'7 x 8'8 (2.92m x 2.64m)

Double glazed window to rear, electric night storage heater, coved and textured ceiling, wardrobe space with hanging rail.

Bathroom

6'6 x 6'6 (1.98m x 1.98m)

White suite comprising bath, WC, wash hand basin, part tiled walls, electric heater, extractor.

Laundry Room

Located on the lower floor of the building, this useful storage cupboard has plumbing for washing machine, light and power.

Additional Information

Tenure - Leasehold

Length of Lease - In the process of being extended to 148 years. The original lease was granted for 99 years from 29th September 1985 (58 years remaining)

Service Charge - £1586.86pa - Includes buildings insurance

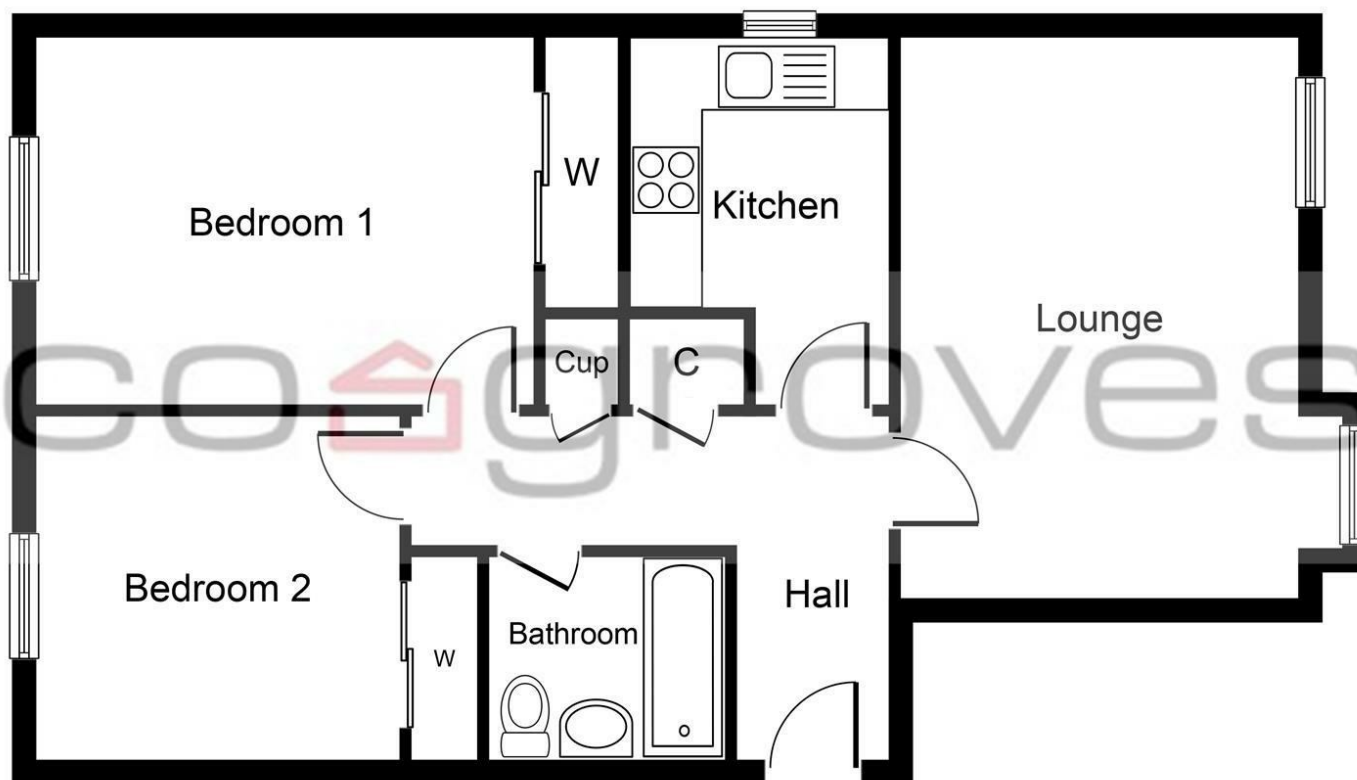
Ground Rent - £125pa

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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