

FLAT 3
65 COTTAGE GROVE, SOUTHSEA,
HAMPSHIRE, PO5 1AH



£135,000 Leasehold

TWO BEDROOM FLAT IN CENTRAL SOUTHSEA! This first floor apartment is located within the heart of Southsea and can be found along Cottage Grove. The internal accommodation briefly comprises; hallway, southerly aspect lounge/diner, fitted kitchen, two good sized bedrooms and a fitted bathroom suite. Perfectly positioned with an abundance of local amenities, Palmerston Road and Elm Grove shopping areas all close by. Additional benefits include gas central heating, double glazing and a large communal shed. For further details or to arrange your viewing, contact the Southsea office at your earliest convenience.



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ENTRANCE

Door to:-

ENTRANCE HALL

Stairs to all floors.

HALLWAY

Laminate flooring, doors to all rooms, radiator.

LOUNGE/DINER

17' 2" x 12' 5" (5.24m x 3.79m)

Two double glazed windows to front elevation, laminate flooring, two radiators, cupboard housing combination boiler, opening to:-

KITCHEN

6' 7" x 7' 6" (2.03m x 2.29m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven, gas hob with extractor hood over, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas.

BATHROOM

6' 4" x 5' 9" (1.94m x 1.77m)

Panel enclosed bath with wall mounted shower attachment and glass shower screen, low level WC, wall mounted wash basin, tiled to principal areas and vinyl flooring, heated towel rail.

BEDROOM ONE

10' 11" x 8' 3" (3.34m x 2.53m)

Double glazed window to rear elevation, carpeted, radiator.

BEDROOM TWO

10' 11" x 7' 9" (3.34m x 2.38m)

Double glazed window to rear elevation, carpeted, radiator.

COMMUNAL SHED

Accessed via gate to the rear.

AGENTS NOTE:

COUNCIL TAX

Band A.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	66
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of June 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Belvoir.

Balance of Lease: 107 years remaining.

Ground Rent Charges: £100 per annum.

Ground Rent Review Period: TBC.

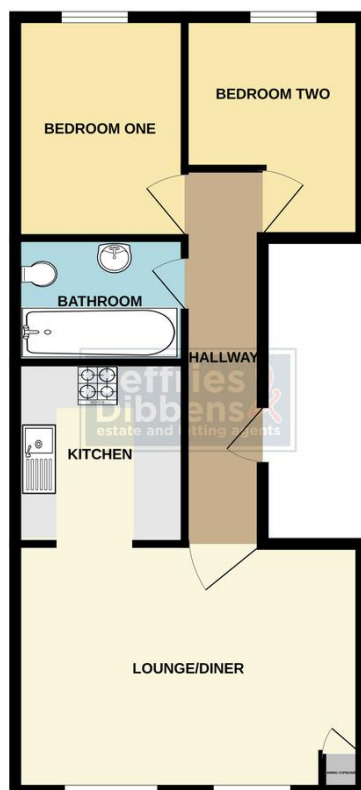
Maintenance/Service Charges: £2162.50 per annum.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in service charge.

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 as to their operability or efficiency can be given.
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