



45c Marmion Road
Southsea, PO5 2AT

£950

co^ogroves

Sales, Rentals and Block Management

45c Marmion Road, Southsea, PO5 2AT

TWO BEDROOM TOP FLOOR APARTMENT | AVAILABLE NOW

Cosgroves are pleased to welcome this spacious two-bedroom top-floor apartment, located on Marmion Road (entrance at the rear).

The property comprises a large open-plan lounge and kitchen with plenty of storage space, a generous double bedroom with built-in wardrobes and bedside tables, a single bedroom with built-in double wardrobes, a good-sized shower room, and a separate storage area housing the boiler and washing machine.



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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