



Morris Döben
For Sale
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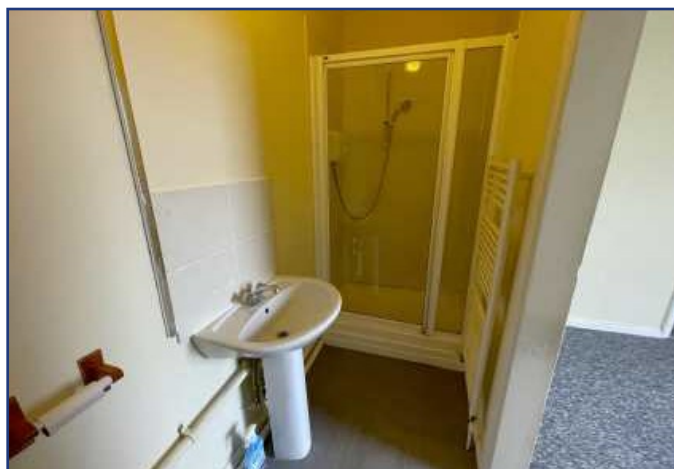
Flat 10c Cottage Grove, Southsea, PO5 1EN

TO BE SOLD BY PUBLIC AUCTION

TUESDAY 23rd JUNE (at The Queens Hotel, Southsea) UNLESS SOLD PRIOR

GUIDE PRICE: £70,000

Of interest to investors in particular: this well-situated VACANT ONE BEDROOM TOP (2nd) FLOOR FLAT CONVERSION is presented in fair condition and has a projected gross yield of around 13% (at £750 p.c.m.). An excellent, modestly priced addition to any portfolio. Cottage Grove runs from Green Road to St Andrews Road, No. 10 being on the south side opposite the junction with Milverton Close. This convenient position is some three-quarters of a mile only from Southsea Seafront, within comfortable reach of a wide range of public amenities, including: Portsmouth and Southsea town centres, historic Old Portsmouth, main-line stations, schools and university campus.



10c is one of four units forming a substantial, late-Victorian, inner-terrace character property having rendered facade with triple bay window under a tiled roof. Full details are given as follows:

Steps up to RECESSED PORCH having part-glazed main front door, with SECURITY ENTRY SYSTEM, to:

COMMON HALLWAY

Stairs to upper floors.

10C

ENTRANCE HALL

Coved, textured Artex ceiling having access to LOFT SPACE. With potential to develop, subject to freeholder consent and planning/building approval. Electric panel heater. Electricity meter.

BEDROOM

10'5 x 9'0 (3.18m x 2.74m)

Coved, textured Artex ceiling. UPVC replacement double-glazed window to rear elevation. Sliding door to:

EN-SUITE SHOWER ROOM & W.C.

White suite comprising: low flush w.c., pedestal handbasin with mixer tap and tiled splashback, and tiled shower cubicle having 'Triton' mixer. Towel rail.

Extractor. Coved, textured Artex ceiling.

LIVING ROOM/KITCHEN

14'3 x 12'9 (4.34m x 3.89m)

Coved ceiling with rose. Pair of UPVC replacement double-glazed windows to front elevation. Electric panel heater. Security intercom telephone.

Kitchen Area: fitted base and wall cupboards, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap. Gas cooker point. Plumbing for washing machine. Suspended ceiling with three recessed spotlights.

GENERAL INFORMATION

Tenure: 189 years leasehold from 25th March 1989 (expiring 25th March 2178); 152 years remaining.

Service Charge: SEE LEGAL PACK.

Council Tax: Band 'A' - £1,527.80 p.a. (2026-27)

EPC

Energy Rating 'D' (Floor Area 36 sq m approx).

VIEWING

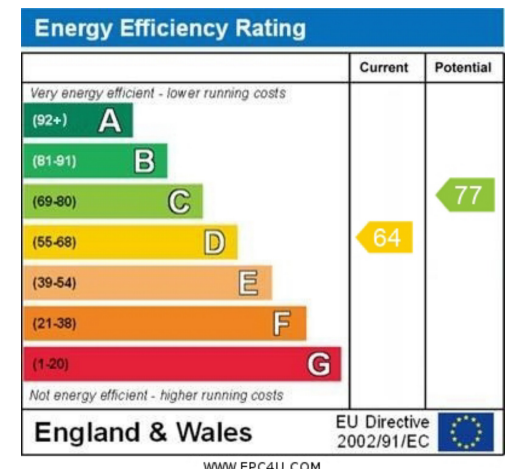
By appointment with SOLE AGENTS & AUCTIONEERS,
D. M. NESBIT & CO.
(17944/051373)

ADDITIONAL AUCTION COSTS

A Buyer's Premium of £600 + V.A.T., will be payable by the purchaser to the Auctioneers. An Auction Legal Pack (including Contract of Sale and Special Conditions) will be prepared by the Seller's Solicitors and available for inspection. Bidders are advised to make themselves aware of the content of the Legal Pack, containing, as it will, information in respect of any other charges that may apply (Search Fees and/or Seller's legal costs for example).







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