

**3 HOMEROSE HOUSE
COTTAGE GROVE, SOUTHSEA,
HAMPSHIRE, PO5 1DU**



£65,000 Leasehold

GROUND FLOOR RETIREMENT FLAT WITH NO FORWARD CHAIN! A warden controlled retirement flat situated along Cottage Grove, Southsea. This ground floor property comprises a double bedroom with fitted wardrobe, fitted shower room, kitchen and an 18ft (approx.) lounge/diner opening out to the front communal garden. The communal facilities include a residents' lounge, laundry room, guest suite and pretty, tended rear gardens. The property also benefits from residents' off road parking (on a first come, first serve basis through the house manager) and is within walking distance of local amenities in Palmerston Road and Southsea seafront and common. Please contact our Southsea branch to arrange your internal viewing.

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COMMUNAL ENTRANCE

Security intercom system, door to:-

COMMUNAL FOYER

Access to laundry room, lift and stairs to all floors, residents' lounge (located on first floor), managers office, guest room, door to Flat 3.

HALLWAY

Doors to all rooms, Care Line intercom system with emergency pull cord, carpeted, large cupboard housing domestic hot water cylinder and electric mains.

LOUNGE/DINER

17' 1" x 10' 9" (5.21m x 3.30m)

Double glazed window to front elevation, double glazed door leading out to front terrace, storage heater, carpeted, emergency pull cord, through to:-

KITCHEN

5' 8" x 7' 6" (1.73m x 2.29m)

Comprising a range of fitted wall and base level units incorporating roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, space for tall fridge/freezer, space for cooker with extractor hood over, fully tiled walls and vinyl flooring.

BEDROOM

14' 2" x 8' 9" (4.34m x 2.67m)

Double glazed window to front elevation, storage heater, carpeted, built-in wardrobe, emergency push button.

BATHROOM

6' 7" x 5' 8" (2.03m x 1.73m)

Comprising shower cubicle with 'Mira' electric shower, close coupled WC, basin in vanity unit, fully tiled walls and vinyl flooring, wall mounted electric heater.

COMMUNAL FACILITIES

Communal garden, off road parking (first come first, serve basis through house manager), laundry room, residents' lounge, guest suite.

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	70	77
(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 30/01/2023, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Proxima GR Properties Ltd. / First Port (managing agent).

Balance of Lease: 62 years remaining.

Ground Rent Charges: £511.30 (2022) paid half yearly in two instalments of £255.65.

Ground Rent Review Period: Vendor believes this to be every 10 to 15 years.

Maintenance/Service Charges: £3,208.20 (2022) paid half yearly in two instalments of £1,604.10.

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included in maintenance/service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND 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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