

FLAT 9 ASCOT HOUSE  
84 ELM GROVE, SOUTHSEA,  
PO5 1LN



**£210,000** Leasehold

SECURED ALLOCATED PARKING & TWO BALCONIES! Third floor flat located within the heart of Southsea. Situated on Elm Grove, the property is perfectly positioned with the seafront just a short walk away and an array of bars and restaurants on your doorstep. The accommodation comprises; two bedrooms, fitted bathroom, spacious 19ft lounge/kitchen and an en-suite shower room to the master bedroom. From the lounge and master bedroom you can also find balconies which overlooks Elm Grove. Additional benefits include double glazing, external storage cupboard, lift access and an allocated off road parking space to the rear. We feel that this would make a great purchase for a first time buyer or investment purchaser. Contact our Southsea branch today to book your internal viewing.

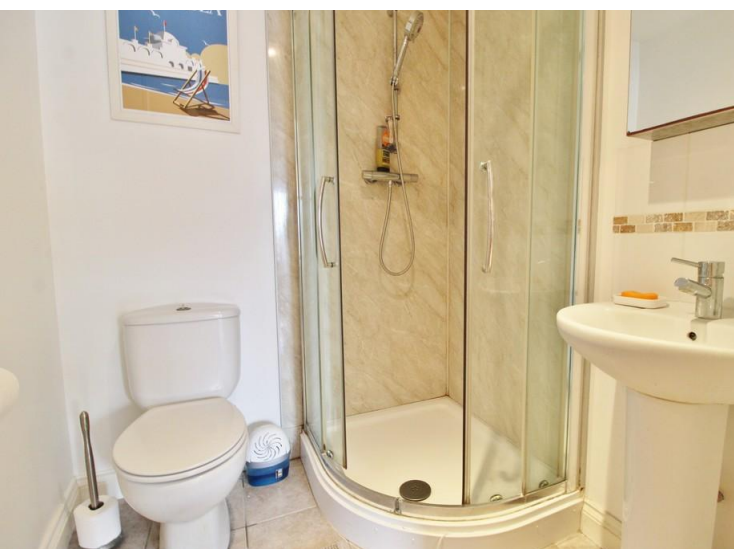


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## COMMUNAL ENTRANCE

Front door leading to:-

## COMMUNAL HALL

Stairs and lift to all floors, door to rear allocated car parking space, storage cupboard measuring (3ft x 6ft), wooden front door to flat 9.

## HALLWAY

Doors to all rooms, storage cupboard housing electric meter and electric boiler, security entry phone, maple flooring.

## BATHROOM

6' 10" x 5' 6" (2.10m x 1.70m)

Panel enclosed bath with mixer tap, close coupled WC, pedestal mounted wash basin, radiator, tiled to principal areas and tiled flooring, extractor fan.

## BEDROOM ONE

14' 0" x 11' 0" (4.28m x 3.36m)

Double glazed doors to balcony, electric radiator, maple flooring, door to en-suite.

## EN-SUITE

5' 6" x 5' 2" (1.68m x 1.58m)

Quadrant shower cubicle with electric shower, close coupled WC, pedestal mounted wash basin with mixer tap, heated towel rail, extractor fan, tiled to principal areas and tiled flooring.

## BEDROOM TWO

10' 4" x 8' 10" (3.16m x 2.70m)

Double glazed window to front elevation, electric radiator, maple flooring.

## LOUNGE/KITCHEN

15' 3" x 19' 10" (4.65m x 6.05m)

## LOUNGE AREA

Double glazed window to front elevation, electric radiator, maple flooring, double glazed doors to balcony.

## KITCHEN AREA

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap, built-in electric oven, induction hob with extractor hood over, integral appliances include: washing machine, dishwasher and fridge/freezer, tiled to principal areas and tiled flooring.

## AGENTS NOTE:

## COUNCIL TAX

Band B.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			



# LEASE INFORMATION:



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

**Tenure:** Leasehold.

**Landlord/Managing Agent:** GD3.

**Balance of Lease:** 104 years remaining.

**Ground Rent Charges:** £200 per annum.

**Ground Rent Review Period:** Every 25 years.

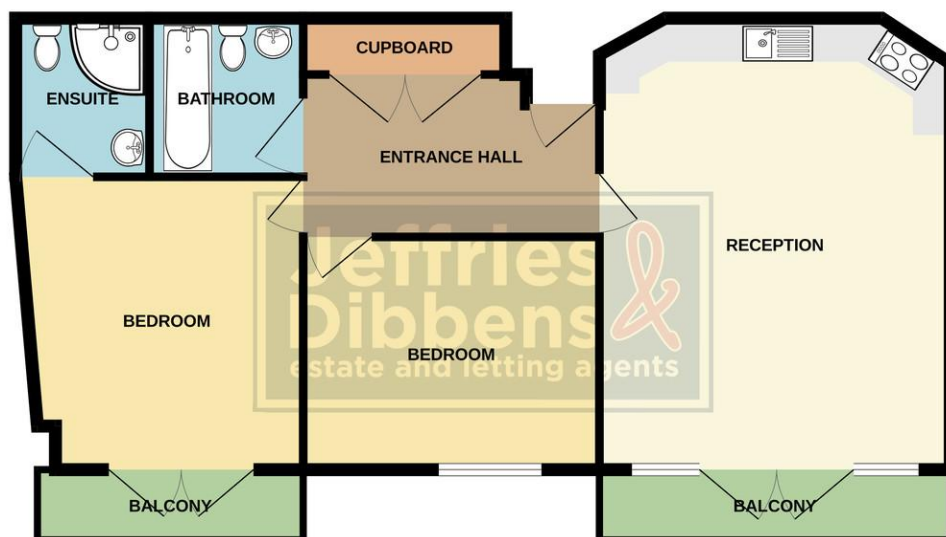
**Maintenance/Service Charges:** £1758.40 per annum.

**Maintenance /Service Charges Review Period:** Every 25 years.

**Building Insurance:** Included in Maintenance/Service Charges.

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

THIRD 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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## OFFICE ADDRESS

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## OFFICE DETAILS

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