



**46 Dartmouth Mews Cecil Place
Southsea, PO5 3DW**

Offers Over £170,000

co^ogroves

Sales, Rentals and Block Management

46 Dartmouth Mews Cecil Place, Southsea, PO5 3DW

GUIDE PRICE £170,000-£180,000. 2 BEDROOM SECOND FLOOR APARTMENT WITH NEWLY FITTED KITCHEN & ON SITE PARKING. The accommodation comprises 2 double bedrooms, double aspect lounge, newly refitted kitchen, bathroom. Other benefits include double glazing, ground floor laundry room and remaining lease term of approximately 148 years. Located in the heart of central Southsea and just a short walk from seafront, common, Palmerston Road, Gunwharf Quays and several train stations. The property can be offered with vacant possession or with current tenant in situ who is paying £700pcm.

Communal Entrance

Security entry system giving access to communal hall, stairs to second floor, flat front door to:

Entrance Hall

Coved and textured ceiling, security entry phone, storage cupboard, additional storage cupboard housing hot water tank.

Lounge

15'7 x 10'5 (4.75m x 3.18m)

Double aspect room with double glazed windows to front and side, electric heater, coved and textured ceiling, dado rail.

Kitchen

9'3 max x 6'8 (2.82m max x 2.03m)

Re-fitted kitchen comprising a single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, spaces for fridge and freezer, coved and textured ceiling, double glazed window to side.

Bedroom 1

12' x 9'5 (3.66m x 2.87m)

Double glazed window to rear, built in wardrobes, electric heater, coved and textured ceiling.

Bedroom 2

9'5 x 8'6 (2.87m x 2.59m)

Double glazed window to rear, built in wardrobes, electric heater.

Bathroom

6'6 x 6'3 (1.98m x 1.91m)

Suite comprising bath with Triton shower over, WC, wash hand basin, tiled walls, electric heater, extractor.

Laundry Room

Personal laundry room located on ground floor with plumbing for washing machine, light and power.

Parking

On site parking.

Additional Information

Tenure - Leasehold

Length of Lease - 189 Years from 29/09/1985 - 148 years remaining approximately

Service Charge – £1513.79 pa - includes buildings insurance

Ground Rent – £ Peppercorn

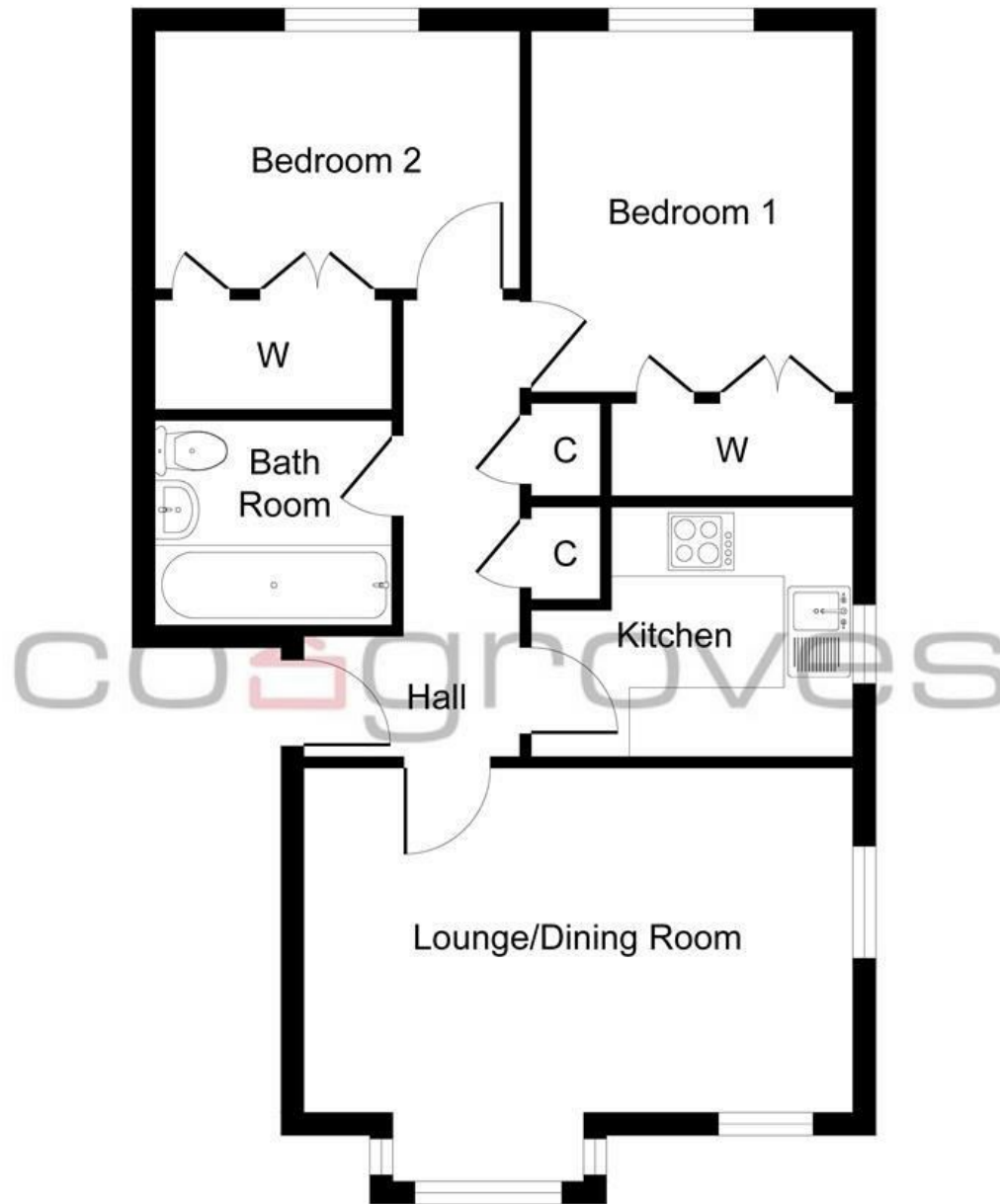
Council Tax Band – B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Second Floor

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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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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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