

£1,250 PCM

Cottage Grove, Southsea PO5 1EJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ PURPOSE BUILT APARTMENT
- ❖ LARGE KITCHEN/DINER
- ❖ SPACIOUS LOUNGE
- ❖ BALCONY
- ❖ PRIVATE FRONT DOOR
- ❖ CENTRAL LOCATION
- ❖ GROUND FLOOR STORAGE SHED
- ❖ IDEAL FOR FAMILIES
- ❖ A MUST VIEW

Come and view this three THREE BEDROOM, SPLIT LEVEL apartment, in a central location!

The property is a really good size and will accommodate a family as well as a couple. The location allows you to walk to anywhere you want to go to in Southsea. Elm Grove, Marmion Road and Palmerston Road are never too far away.

On the first floor you have a well presented and sizeable lounge, as well as a kitchen diner , the lower floor has a

cloakroom.

Moving up the stairs to the upper floor you can enjoy three good sized bedrooms and a bathroom. You won't be disappointed with what the property offers in terms of size and layout. The property also comes with a plethora of storage which is so important to have including a ground floor storage shed.

Walk down the road on a Saturday morning to enjoy all the independent cafes and bars on your door step.

Come and view to avoid disappointment.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## KITCHEN/DINER

9'6" x 15'10" (2.90m x 4.83m)

## LOUNGE

16' x 11'10" (4.88m x 3.61m)

## W.C

2'6"x 6'2" (0.76mx 1.88m)

## BEDROOM ONE

14'7" x 9'2" (4.45m x 2.79m)

## BEDROOM TWO

10'11" x 9'7" (3.33m x 2.92m)

## BEDROOM THREE

6'7" x 10'10" (2.01m x 3.30m)

## BATHROOM

6'2" x 7'10" (1.88m x 2.39m)

## Right to Rent

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

## Removal Quotes

As part of our drive to assist clients with all aspects of the moving

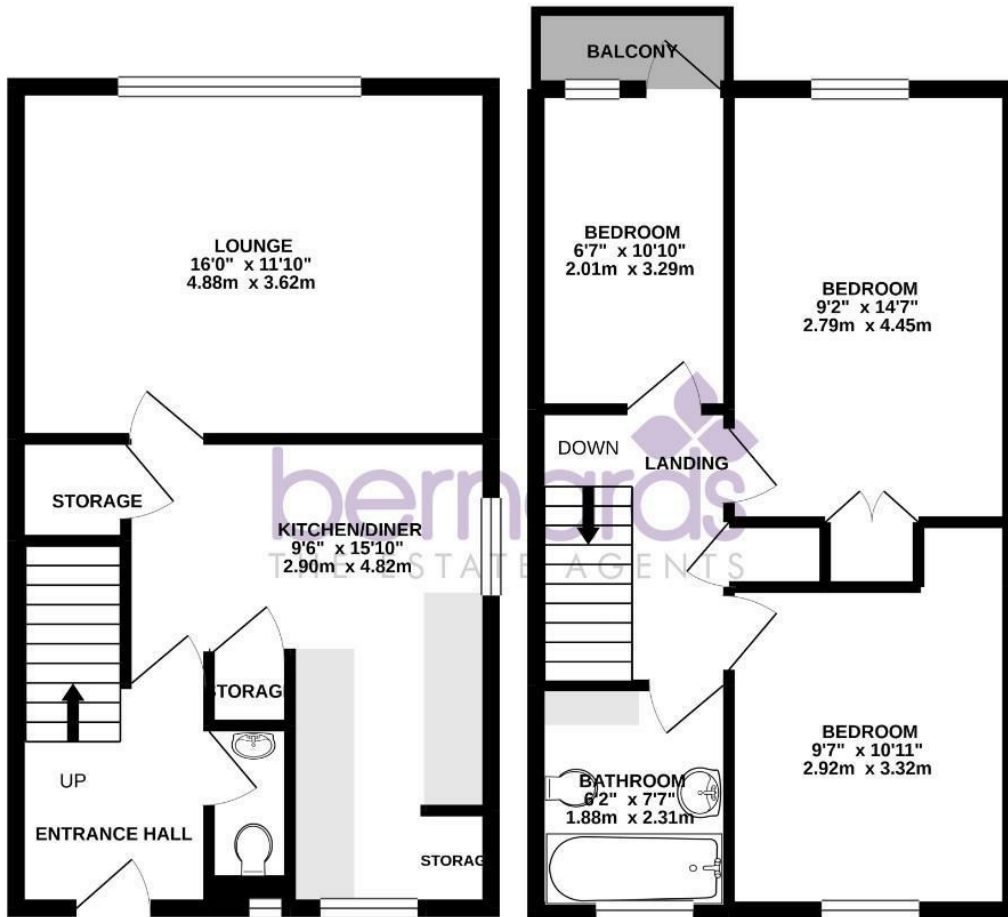
process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**Council Tax Band A**



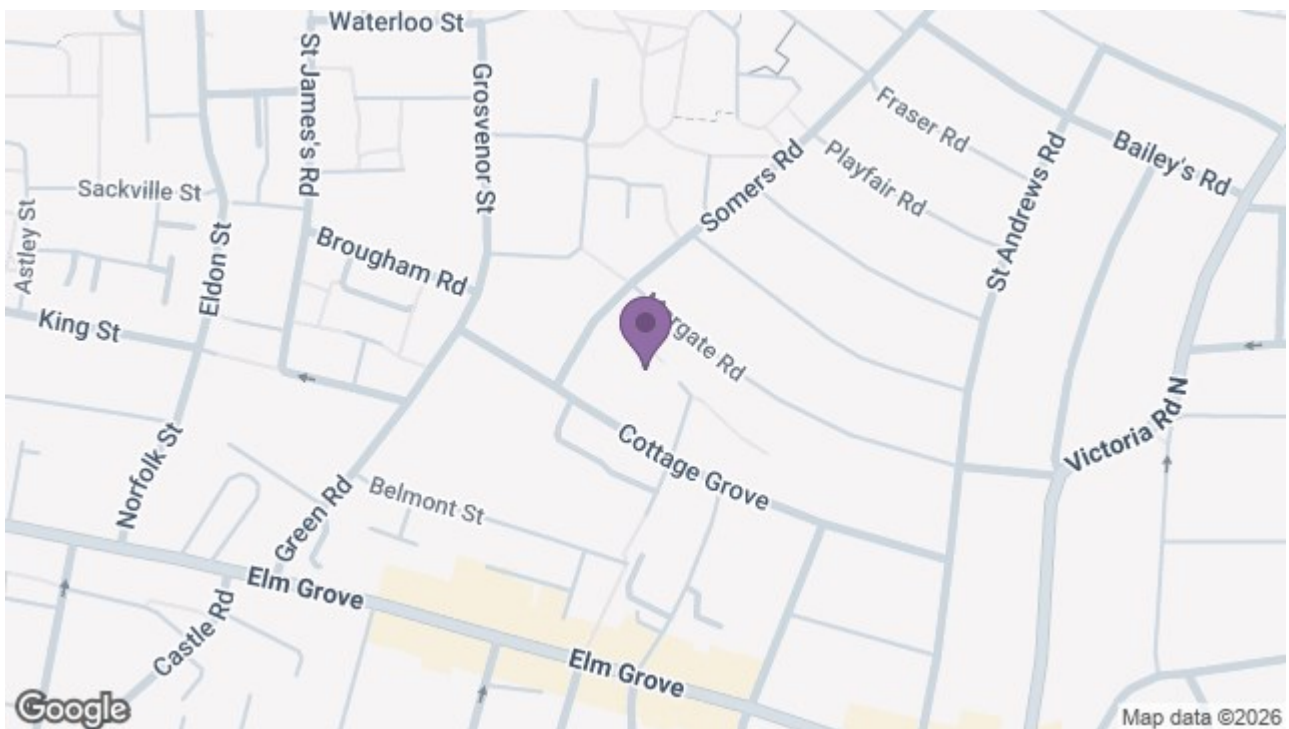
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	70
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 885 sq.ft. (82.2 sq.m.) approx.

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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