



13D Cavendish Road  
Southsea, PO5 2DG

Asking Price £117,500

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Sales, Rentals and Block Management

# 13D Cavendish Road, Southsea, PO5 2DG

1 BEDROOM TOP FLOOR APARTMENT LOCATED IN THE HEART OF CENTRAL SOUTHSEA JUST A SHORT WALK TO SEAFRONT, PALMERSTON ROAD, BARS RESTAURANTS, CAFES, COFFEE SHOPS, SUPERMARKETS, BUS ROUTES, KINGS THEATRE AND TRAIN STATIONS. The accommodation comprises a good size double bedroom, modern bathroom and open plan lounge/kitchen/dining room with range of appliances. The property is being offered with no chain, a remaining lease term of approximately 108 years and the chance of acquiring a share of the freehold in the near future. The property is clean, tidy and fitted with new carpets.

## Communal Entrance

Communal front door leading to communal hall, stairs to first floor, flat front door to:

Tenure - Leasehold

Length of Lease - 125 years from 1st June 2008 (108 Years remaining approximately)

Service Charge - £2,680.50pa - Includes buildings insurance

Ground Rent - £50pa

Council Tax Band- A



## Entrance Lobby

Wall mounted electric consumer unit, stairs to top floor. Skylight window, cupboard housing hot water tank.

## Lounge/Kitchen/Dining Room

17'7 x 11'8 (5.36m x 3.56m)

The information provided about this property does not constitute or form part of an offer or contract, nor may it be as representations. 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 are necessarily in working order or fit for purpose.

## Lounge Area

11'8 x 8'9 (3.56m x 2.67m)

Double glazed window to rear, electric night storage heater, hatch to loft.

## Kitchen Area

8'4 x 9'1 (2.54m x 2.77m)

Single drainer stainless steel sink unit with range of wall and base cupboards with works surfaces over. Built in oven, hob, extractor, washing machine, fridge and freezer. Part tiled walls, double glazed windows to side and rear, tiled effect laminate flooring.



## Bedroom

13'5 x 12'2 (4.09m x 3.71m)

Double glazed window to front, electric night storage heater.



## Bathroom

5'7 x 5'9 (1.70m x 1.75m)

White suite comprising bath with shower attachment, shower screen, wash hand basin, WC, part tiled walls, tiled effect laminate flooring, extractor, heated towel rail.

## Additional Information



**Flat D**  
**Approximate Floor Area**  
**450 sq. ft**  
**(41.82 sq. m)**

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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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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