



**2 Yves Mews, 61-63 Marmion Road  
Southsea, Hampshire PO5 2DR**

**Offers Over £250,000**

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Sales, Rentals and Block Management

## 2 Yves Mews, 61-63 Marmion Road, Southsea, Hampshire PO5 2DR

GUIDE PRICE £250,000-£260,000. SPACIOUS & BRIGHT 2 BEDROOM TOP FLOOR APARTMENT WITH ALLOCATED PARKING & OFFERED WITH NO CHAIN. Located in the heart of Central Southsea just moments from Palmerston Road Shopping Precinct, bars, restaurants, cafes, coffee shops, Waitrose, Albert Road, bus routes, mainline train stations and Southsea Seafront. The accommodation comprises a good size hall with storage cupboard, large lounge/dining room with southerly facing windows, fitted kitchen with appliances, 2 double bedrooms, modern and attractive bathroom. The property is fitted with double glazing & gas central heating.

### Communal Entrance

Security intercom giving access to communal hall with stairs to top floor, Flat front door to:

### Entrance Hall

Laminate flooring, textured ceiling, radiator, electric consumer unit, good side cupboard housing hot water tank.

### Lounge/Dining Room

18'3 x 13'6 (5.56m x 4.11m)

Two double glazed southerly facing sash style windows to front with views over roof tops. Coved ceiling, picture rail, radiator, recessed storage area, double doors to:

### Kitchen

10'8 x 8' (3.25m x 2.44m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over, drawers, wine rack, part tiled walls, cooker, fridge freezer, washing machine, dishwasher, laminate flooring.

### Bedroom 1

15'5 x 9'7 (4.70m x 2.92m)

Double glazed sash style window to front, coved ceiling, fitted wardrobes, laminate flooring, radiator.

### Bedroom 2

14'3 x 9'7 (4.34m x 2.92m)

Sash window to rear, coved and textured ceiling, laminate flooring, radiator, cupboard housing Worcester gas boiler.

### Bathroom

8'3 x 6' (2.51m x 1.83m)

Attractive modern suite comprising bath with rainfall shower over and additional shower attachment, wash hand basin with storage below, WC, part tiled walls, tiled flooring, spotlights, extractor, ladder radiator.

### Allocated Parking

Off road parking space to rear of development.

### Additional Information

Tenure - Leasehold

Length of Lease - 189 years from 25/03/1980 - Approximately 143 years remaining

Service Charge - £2473.50pa (includes buildings insurance)

Ground Rent - £ Peppercorn

Council Tax - Band A

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.

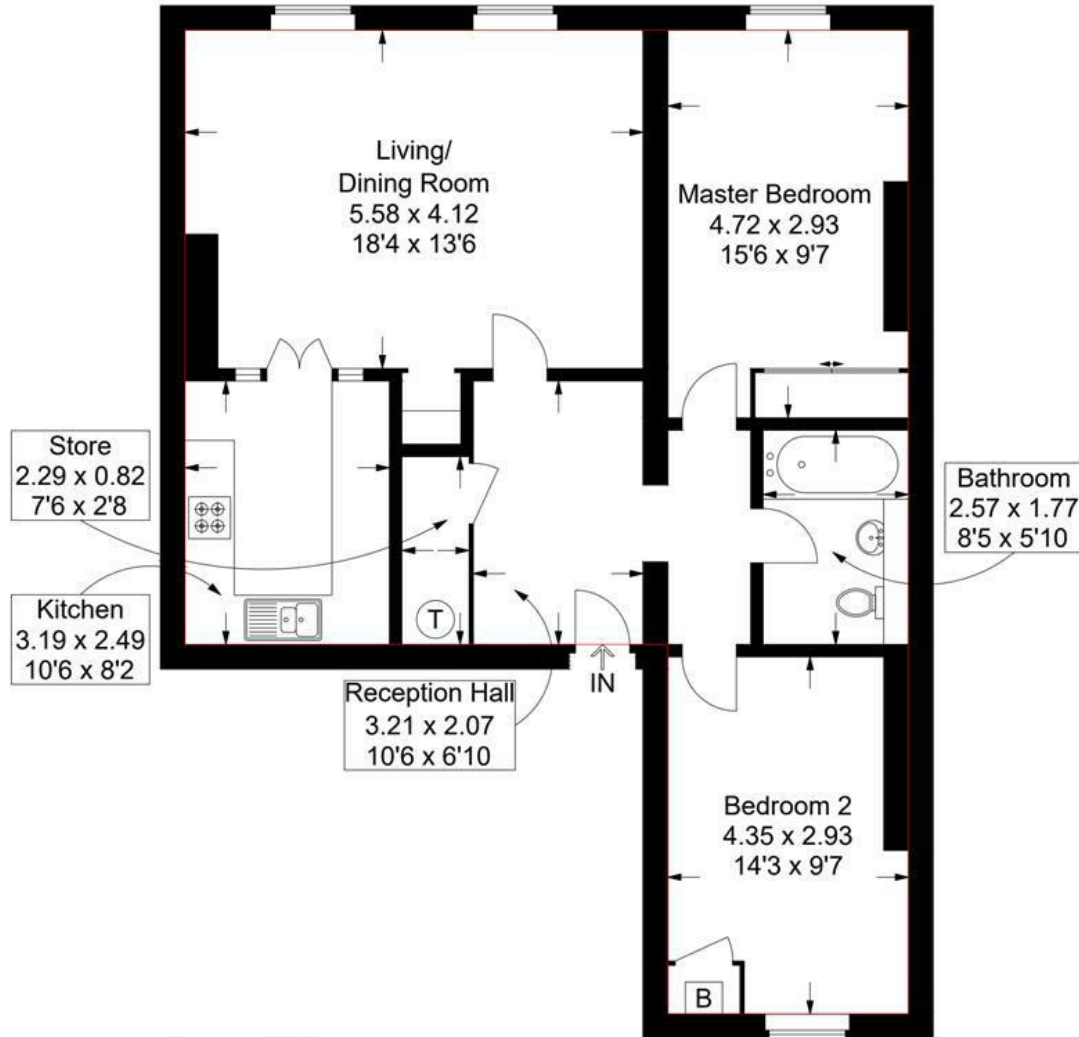
All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are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

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



# Yves Mews, Marmion Road, Southsea

Approximate Gross Internal Area = 79.1 sq m / 851 sq ft



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
England & Wales	EU Directive 2002/91/EC	

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