Flat 2, 48-50 Elm Grove
Southsea, PO5 1JG
Price Guide £150,000

cogroves
Sales, Rentals and Block Management

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2 BEDROOM GARDEN APARTMENT WITH ALLOCATED PARKING. The accommodation comprises 2 bedrooms, lounge, white bathroom suite, fitted kitchen with appliances. Situated in this convenient location close to amenities, shops, cafes, bars, restaurants and within walking distance of Palmerston Road and Southsea Seafront. The property can be offered with vacant possession or as an investment with the current tenants in situ who are paying £1100pcm.

Communal Entrance
Security entry system leading to communal hall.

Flat Front Door To:

Entrance Hall
Coved ceiling, laminate flooring, radiator, security entry phone, storage cupboard.

Lounge
16'1 x 8'7 (4.90m x 2.62m)
Double glazed window to front, coved ceiling, spotlights, two radiators, laminate flooring, opening to:

Kitchen
6'8 x 8'7 (2.03m x 2.62m)
Single drainer stainless steel sink unit with range of wall and base cupboards, built in oven, hob, extractor, integrated fridge/freezer, washing machine, coved ceiling, spotlights, part tiled walls, laminate flooring.

Bedroom 1
14'2 x 8'7 (4.32m x 2.62m)
Double glazed door to garden, coved ceiling, radiator, laminate flooring, cupboard housing boiler.

Bedroom 2
7'8 x 8'9 (2.34m x 2.67m)
Double glazed window to front, coved ceiling, radiator, laminate flooring, storage cupboard.

Bathroom
7'7 x 5'1 (2.31m x 1.55m)
White suite comprising bath with shower over, WC, wash hand basin, tiled walls, tiled flooring, coved ceiling, spotlights, extractor, radiator.

Garden/Terrace Area
Laid with artificial grass, rear gate leading to parking area.

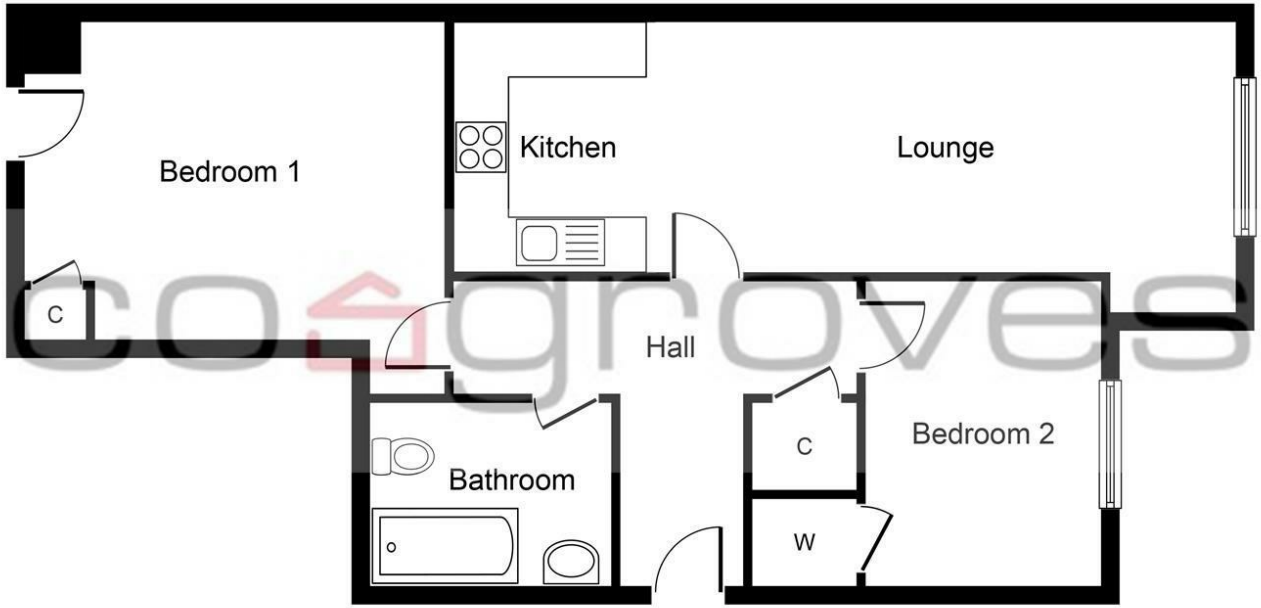
Allocated Parking
Allocated parking space to rear of the development.

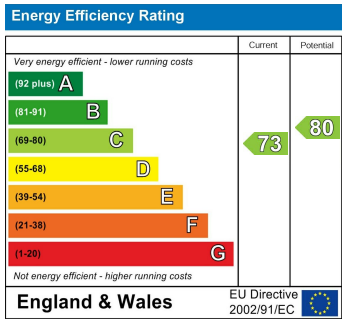
Additional Information
Tenure - Leasehold
Length of Lease - 125 years from 01/01/2002 (101 years remaining approximately)
Service Charges - £2708pa (includes the building insurance)
Ground Rent - £400pa

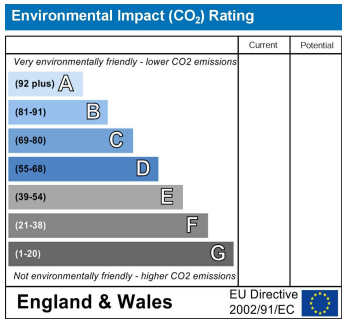
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.







Elm Grove, Southsea, PO5 1JP

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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