



1a, 2 Cottage Grove
Southsea, Hampshire PO5 1EN
Offers Over £160,000

cogroves

Sales, Rentals and Block Management

1a, 2 Cottage Grove, Southsea, Hampshire PO5 1EN

GUIDE PRICE £160,000-£165,000. 2 BEDROOM GARDEN APARTMENT WITH SOUTHERLY FACING GARDEN AND DRIVEWAY TO FRONT WITH OFF ROAD PARKING. The accommodation comprises 2 bedrooms, lounge, fitted kitchen and re-fitted bathroom. Other benefits include double glazing, night storage heaters, rear pedestrian access and located within this convenient area, which is a short walk from Palmerston Road, Southsea Seafront, Albert Road and Portsmouth's City Centre at Commercial Road.

Lounge

15'2 into bay x 14'9 (4.62m into bay x 4.50m)

Double glazed bay window to front, night storage heater, electric fire, cupboard housing electric meter and consumer unit.

Inner Hall

Night storage heater, cupboard with hanging rail, cupboard with hot water tank.

Kitchen

4'10 x 12'1 (1.47m x 3.68m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Electric induction hob, oven, extractor, plumbing for washing machine, space for fridge/freezer. Part tiled walls, double glazed window to side.

Bedroom 1

12'3 x 8'10 (3.73m x 2.69m)

Double glazed window to rear and double glazed door to garden. Night storage heater.

Bedroom 2

12'3 x 5'6 (3.73m x 1.68m)

Double glazed window to rear, electric heater.

Bathroom

5'9 x 5'6 (1.75m x 1.68m)

Refitted suite comprising bath with Triton shower over, WC, wash hand basin, extractor, heated towel rail, double glazed window to side.

Garden

28' x 16 (8.53m x 4.88m)

Southerly facing rear garden which has walled and fenced boundaries, rear pedestrian access.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st January 2021 - (120 years remaining approximately)

Service Charge -£2230.83pa (includes buildings insurance)

Ground Rent - £0

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.

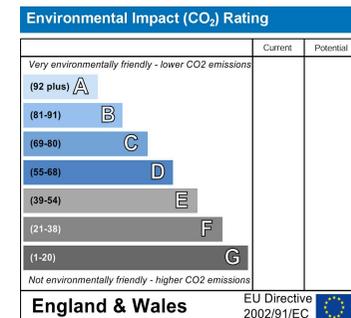
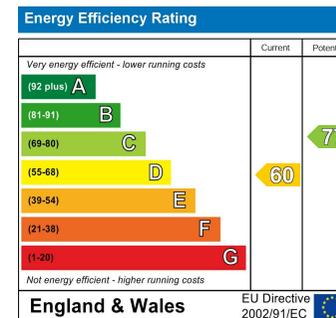
Reference to appliances and/or services does not imply they have been tested.





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