

bushnell porter



Elm Grove Southsea PO5 1LR



- Entrance lobby
- Private front door
- Entrance hall
- Front aspect lounge
- Side aspect kitchen
- Four piece bathroom suite
- Rear aspect bedroom
- Gas heating and double glazing
- No forward chain

Independent Estate Agents

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Other Offices in Hampshire



A one bedroom ground floor flat situated in Elm Grove close to local shops and offered for sale with no forward chain.

ACCOMMODATION

ENTRANCE LOBBY via part panelled part frosted double glazed front door with frosted double glazed fanlight over, cupboard housing electric meter, cloaks area, part panelled part frosted single glazed inner front door leading to entrance hall.

ENTRANCE HALL split level, panelled radiator, doors to all rooms, central heating room thermostat.

LOUNGE 16ft 1 (4.92m) x 13ft 1 (4.00m) front aspect room via double glazed window, further side aspect double glazed window, panelled radiator, electric fuses.

KITCHEN 16ft 1 (4.90m) reducing to 9ft (2.73m) x 10ft 2 (3.10m) reducing to 6ft 9 (2.07m) side aspect room via frosted double glazed window, kitchen comprising wood grain maple coloured units with brushed steel furniture, single bowl single drainers stainless steel inset sink unit with chrome monobloc mixer tap over, granite effect roll edge work surfaces with tiled splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards with under and over pelmet, further built-in larder storage cupboards, space for washing machine, space for freestanding fridge/freezer, space for dining table, brushed steel electric oven with four ring gas hob and brushed steel cooker hood over, panelled radiator, vinyl flooring, storage cupboard, frosted borrowed light from lounge.

BEDROOM 14ft 10 (4.52m) x 13ft (3.94m) rear aspect room via frosted double glazed French doors with frosted double glazed fanlight over, three panelled radiators.

BATHROOM 8ft 10 (2.69m) x 6ft 8 (2.03m) white four piece suite comprising panel enclosed bath with tiled surround, chrome bath mixer, close coupled wc, ceramic wash hand basin with chrome monobloc mixer tap over, white high gloss storage cupboards and drawers with chrome furniture below, vanity bar above with mirror, shelving and storage cupboard, spotlights, shaver point, corner shower cubicle with two tiled walls, glazed corner door/screen, chrome shower mixer, tiling to all walls from floor to ceiling with decorative mosaic dado tile, chrome towel rail/radiator, tiled flooring.

PARKING PERMIT ZONE – LB - Annual Fees apply, for current rates see Portsmouth City Council link - <https://www.portsmouth.gov.uk/services/parking-roads-and-travel/parking/resident-parking-permits/>

COUNCIL TAX – Portsmouth City Council – Band A - £1,453.95 (2025/2026)

LEASEHOLD

Lease length – 125 years from 1st July 1987

Maintenance charges – £1,655.84 pa – Payable 1 January 2025 £827.92 and 1 July 2025 £827.92

Ground rent – £100 per annum until 13th June 2037 (precise stepping thereafter can be obtained from the lease)

BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

