



## Grove Road North, Southsea, PO5 1HN

### Asking Price £71,500

This top floor retirement flat sits in the center of Southsea and is close to local amenities. The block has many benefits including, secure entry system, lift access, warden assistance/ careline facility, communal lounge and gardens, laundry rooms and parking.

The flat itself consists of an entrance hallway, 1 double bedroom with fitted wardrobes, lounge, small kitchen with cooker and fridge and a modern bathroom with stand alone shower (no bath). The property is neutrally decorated throughout and further benefits from double glazing and electric heating.

The property is available to view so to arrange a viewing, please contact GD3 Property Ltd.

Tenure: Leasehold  
Years remaining on lease: TBC  
Ground rent: £337.66 PA  
Service charge: £2261.20 PA  
Block managed by TBC

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## HALLWAY

Doors to all rooms, airing cupboard housing water cylinder, emergency pull cord, carpeted.

## LOUNGE

Double glazed windows to rear aspect, carpeted, electric storage heater, opening to:-

## KITCHEN

Range of wall and base level storage units incorporating roll edge work surfaces, stainless steel sink and drainer unit, space for cooker, space for fridge,

## BEDROOM

Double glazed window to rear aspect, carpeted, wardrobe, electric storage heater, emergency pull cord.

## BATHROOM

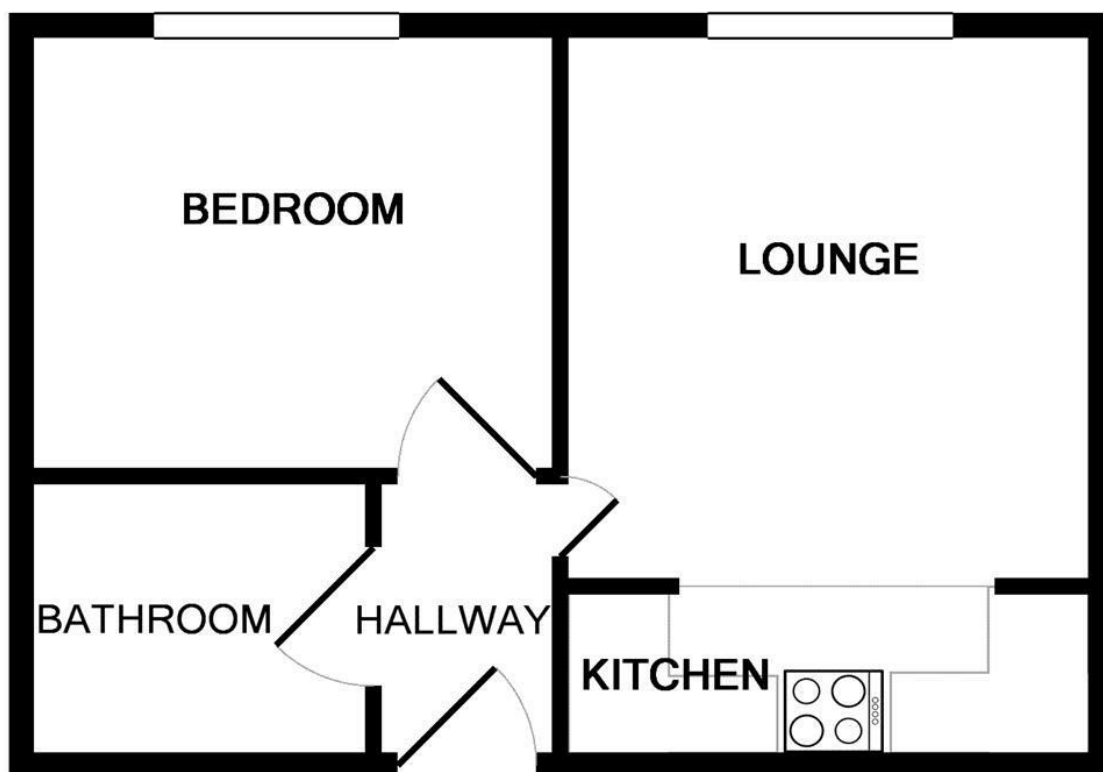
electric shower, WC, vanity unit with wash basin and mixer tap, tiled to principal areas, vinyl flooring

## OUTSIDE

Communal residents off road parking (on a first come first serve basis) and lovely communal gardens

## Disclaimer

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed.



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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