

# bushnell porter



## Homegrove House, Grove Road North

Southsea PO5 1HW



- Second floor retirement flat
- Communal entrance hall with lift and stairs to all floors
- Owners entrance hall
- Lounge overlooking Communal gardens
- One bedroom with rear aspect
- White wood grain panel effect kitchen
- Shower room
- Electric heating
- Communal lounge, laundry room, gardens and first come first serve parking area
- House manager/emergency call facility
- No forward chain
- Central Southsea location

## Independent Estate Agents

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Other Offices in Hampshire



**A ONE BEDROOM SECOND FLOOR REAR ASPECT RETIREMENT FLAT SITUATED IN CENTRAL SOUTHSEA. THE PROPERTY IS CLOSE TO LOCAL SHOPS, BUSES, SOUTHSEA COMMON AND THE SEAFRONT AND BEING SOLD WITH NO FORWARD CHAIN.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** via security entrance phone, access to House Manager, lift and stairs to all floors, access to communal facilities including lounge, laundry room and communal gardens.

**OWNERS ENTRANCE HALL** via wood grain effect door, wood grain effect doors to all rooms, security entrance phone, emergency call system, cupboard housing electric meter fuses and water tank.

**LOUNGE** 15ft 2 (4.63m) x 10ft 7 (3.23m), easterly facing rear aspect room overlooking communal gardens via double glazed window, wall mounted night storage heater, television point, telephone point, two wall light points, emergency call facility, archway leading to kitchen.

**KITCHEN** 7ft 5 (2.26m) x 5ft 4 (1.64m) white wood grain panel effect units with enamel furniture, single bowl single drainer stainless steel sink unit with chrome taps, granite effect work surfaces with tiled splashbacks, range of storage cupboards and drawers under, further range of matching eye level storage cupboards with one glazed display cupboard, built-in electric oven with four ring electric hob and cooker hood over, space for fridge, vinyl flooring, strip light, extractor fan.

**BEDROOM** 11ft 9 (3.58m) x 8ft 8 (2.66m) easterly rear aspect room via double glazed window overlooking communal gardens, wall mounted night storage heater, emergency call facility, wall light point, built-in double wardrobe concealing hanging rail and storage shelf space.

**SHOWER ROOM** 6ft 9 (2.07m) x 5ft 5 (1.66m) white three piece suite comprising shower cubicle with two tiled walls, glazed door and screen, electric shower mixer, grab rails, close coupled w.c., ceramic wash hand basin with tiled splashback, chrome taps, tiling to all walls from floor to ceiling with decorative inset tiles, chrome towel rail/radiator, vinyl flooring, wall mounted electric heater, extractor fan, strip light.

**OUTSIDE** to the front of the property there is a communal parking area on a first come first serve basis, to the rear of the property there are communal gardens.

**COUNCIL TAX – Portsmouth City Council – Band ‘A’ - £1,320.51 per annum 2023/2024**

## **LEASEHOLD**

**Lease length – 99 years from 25<sup>th</sup> March 1981**

**Maintenance charges – £2,261.20 per annum**

**Ground rent – £927.91 per annum**

**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>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





The Floor Plan is For Guidance Only And is Not To Scale

**PLEASE BE AWARE THAT UNDER THE NEW REGULATIONS ON MONEY LAUNDERING, WE NOW REQUIRE PROOF OF ID AND CURRENT ADDRESS BEFORE A SALE CAN BE AGREED AND SOLICITORS INSTRUCTED**

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These particulars are believed to be correct but their accuracy is not guaranteed, nor do they constitute an offer or contract. REF: TK/SC/131223/4723





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 85 B    | 85 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

