



Clare House
Grove Road North
Southsea
Hampshire
PO5

Offers In Excess Of £170,000

bettermove

Grove Road North Southsea

Bettermove are proud to present this 2 bedroom flat in Southsea. Available with no forward chain.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

This property benefits from double glazing, and gas and electric central heating throughout, with off street parking available via the private car park.

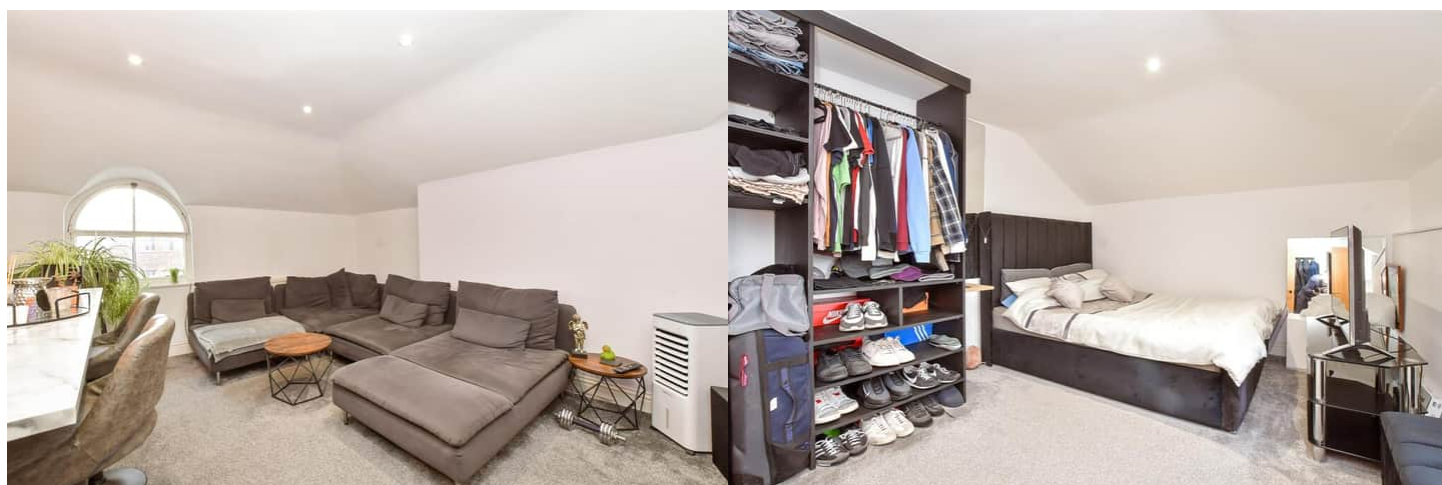
The council tax band is A.

This is a leasehold property with 96 years remaining on the lease; the ground rent is £24 half yearly and there is no service charge.

The interior of this beautifully presented property comprises a spacious living/dining room and fitted kitchen, as well as the 2 bedrooms and the family bathroom.

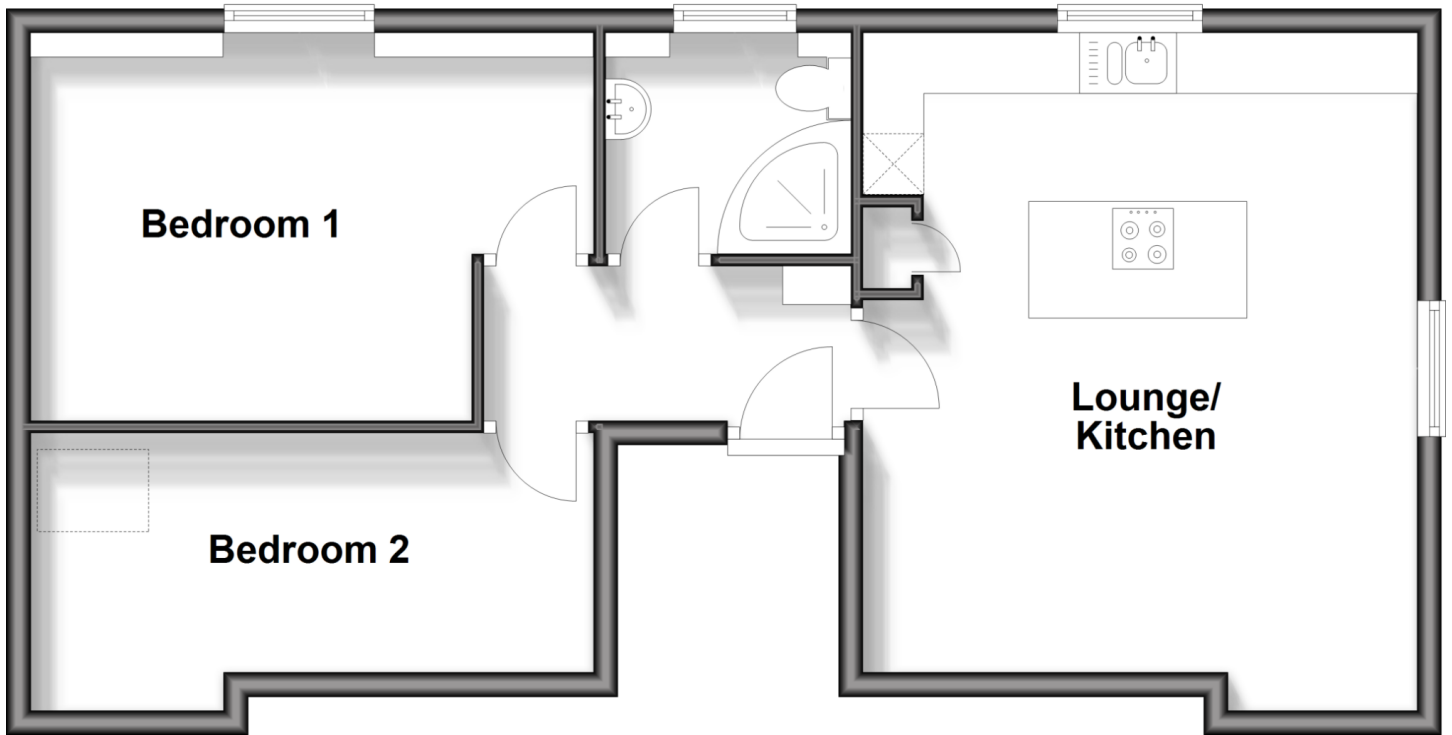
Located in the popular district Southsea, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Portsmouth Harbour train station (1.1 miles), variety of bus routes and M275.

This exciting opportunity should not be missed. All enquiries can be made through Bettermove.



Top Floor

Approx. 56.6 sq. metres (609.4 sq. feet)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	69	78
England, Scotland & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
	68	80
England, Scotland & Wales		
EU Directive 2002/91/EC		



20-22 Bridge End, Leeds, LS1 4DJ
t: 0330 004 0050 e: hello@bettermove.co.uk
www.bettermove.co.uk