



Admirals House, Gisors Road, Southsea, Hampshire, PO4 8GY



## ACCOMMODATION

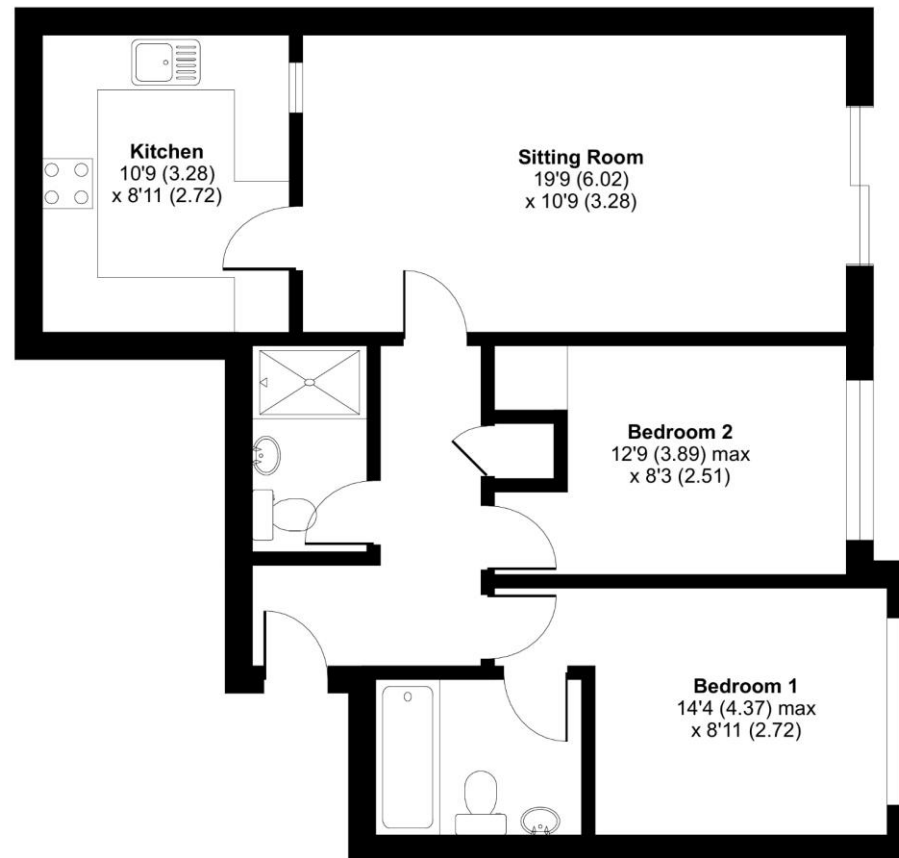
Stunning apartment located on the fourth floor of this purpose-built building with far reaching views over the city rooftops and beyond. The secure entrance provides access to the communal hall with stairs and lifts to all floors. The private entrance opens into the inner hallway with storage cupboards and through to the spacious sitting/dining room which in turn opens out onto a balcony, perfect for a bistro table and chairs and the kitchen, which is fitted with plenty of modern wall base and drawer units. There are two good sized bedrooms, with the principal bedroom benefitting from an en-suite bathroom and the remaining bedroom being served by a shower room. Externally the property has communal gardens, a cycle store and allocated parking.

Agents Notes: The property is currently Let under an AST and further information can be provided upon request.



Approximate Area = 700 sq ft / 65 sq m

For identification only - Not to scale



FOURTH FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n1che.com 2022. Produced for Charters Estate Agents Limited. REF: 829886



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		84
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

## SITUATION

Situated in a desirable location within Southsea and a short distance from all local amenities. The vibrant town of Southsea enjoys a good range of high street shops, as well as a number of bars and restaurants, all which are within close proximity to Southsea seafront, the common and the pier. It is also within close reach of Portsmouth University. There are various tourist attractions, including museums, Blue Reef Aquarium, and the Kings Theatre. The Pyramids centre near the sea front also includes a range of leisure facilities.

The property also benefits from being within close proximity to Fratton railway station (with direct trains to London) and with easy access to the M27.



#### **SPECIFICATION**

- Modern apartment
- Two double bedrooms
- En-suite bathroom and shower room
- Balcony
- Resident parking
- No onward chain

#### **LOCAL AUTHORITY**

Portsmouth City Council

#### **GUIDE PRICE**

Asking Price £220,000

#### **TENURE**

Leasehold: 155 Years from 1<sup>st</sup> April 2005

Unexpired Years: 138 Years Remaining

Annual Service Charge Including  
Communal Water Supply: £2277.21

These details are to be confirmed by the vendor's solicitor  
and must be verified by a buyer's solicitor.