

Admiralty Quarter, Portsmouth
Guide Price £335,000 Leasehold







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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Ideal Investment Property

Our Lettings Office Have Indicated a Rental Value of around £1250.00 pcm. Dependent on Market Conditions. This Would Give an Approximate Gross Yield of around 4.47%.

- No Chain
- 16th Floor with Balcony
- Outstanding Views
- 2 Double Bedrooms
- En-Suite Shower Room
- Guest Bathroom
- Much-requested location
- Own Parking Space

COMMUNAL ENTRANCE FOYER

Accessed via video entry system. Concierge desk, individual post boxes to one side. Two lifts serving all floors.

ENTRANCE TO APARTMENT

A good size hall with oak style flooring continuing through to the sitting room. Built-in cloaks cupboard with hanging and shelf space. Inset ceiling lighting. Door to guest bathroom.

SITTING/DINING ROOM

19'8" x 15'10"
 Average measurements as room curves to one side. Floor to ceiling windows with outstanding far reaching views across the Solent Waters to The Isle of Wight. Doors onto;

BALCONY

10'2" x 7'6"
 Measured to widest point. Outstanding open views across the historic admiralty buildings to the Isle Of Wight beyond including a view of Osborne House. Balcony is mostly decked with a pebble feature to one side.

KITCHEN AREA

The kitchen has a sleek modern design with integrated appliances including fridge freezer and a family size dishwasher. Bosch electric hob with oven below. Extra fan above. Note; Washing machine is housed in the laundry closet in the guest bathroom.

MASTER BEDROOM SUITE

11'4" x 8'8"
 Far reaching open views across the water. Three door built-in full height wardrobe with generous storage space. Door to;

EN-SUITE SHOWER ROOM

Double width built in shower, wash hand basin & wc. Ladder-style radiator. Two recessed glass shelves with light above. Ceiling spotlighting. Ceiling mounted ventilation system in both bathrooms and kitchen.

GUEST BEDROOM

10'8" x 10'6"
 Large ceiling height window with picturesque water views. Used presently as a guest room/study with space for a sofa bed, a wardrobe and a desk.

GUEST BATHROOM

A spacious bathroom with marble style floor and wall tiles. Bath with shower attachment, wash hand basin and wc. Ladder-style towel rail, recessed glass shelving with light above. Built-in cupboard housing hot water cylinder and washer dryer.

PARKING

Own allocated parking space plus possibility of purchasing an on-street residents permit.

LEASE & OUTGOINGS

Lease - 145 years remaining
 Service charge/maintenance £2550.00 per annum
 Ground rent £200.00 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Gunwharf Quays



023 9277 7077



95 Canalside, Gunwharf Quays, Portsmouth, Hampshire, PO1 3FA



gunwharf.sales@leaders.co.uk