

FOR SALE



MARTIN & CO

Admirals House, Gisors Road
Asking Price Of £179,000


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- Two Double Bedrooms
- Fantastic Views
- No Forward Chain
- Allocated Off-Road Parking
- Communal Gym

Experience the pinnacle of contemporary living! We're excited to introduce this stylish two double-bedroom apartment, complete with an en-suite and balcony, located on the fifth floor of a sought-after,

PROPERTY DESCRIPTION Step into the essence of contemporary living! We are excited to present this stunning two double-bedroom apartment, featuring an en-suite and balcony, perfectly positioned on the fifth floor of a highly sought-after, purpose-built development in Milton. And here's the best part: it comes with no forward chain.

Key highlights include a secure communal entrance, leading you into a meticulously maintained residents' lobby, complete with both lift and stair access to the fifth floor. Upon entering the apartment, you're welcomed by a spacious entrance hall with ample storage. The home opens into a bright and airy lounge/dining area, seamlessly flowing into a modern fitted kitchen. Both double bedrooms offer



generous space, with the master boasting en-suite facilities, while a well-designed family bathroom covers your everyday needs. The lounge opens onto a balcony, offering panoramic views across Southsea and out towards Portsdown Hill.

Outside, you'll find allocated residents' parking, communal gardens, bike storage, and access to a private residents' gym, all enhancing the appeal of this contemporary home.

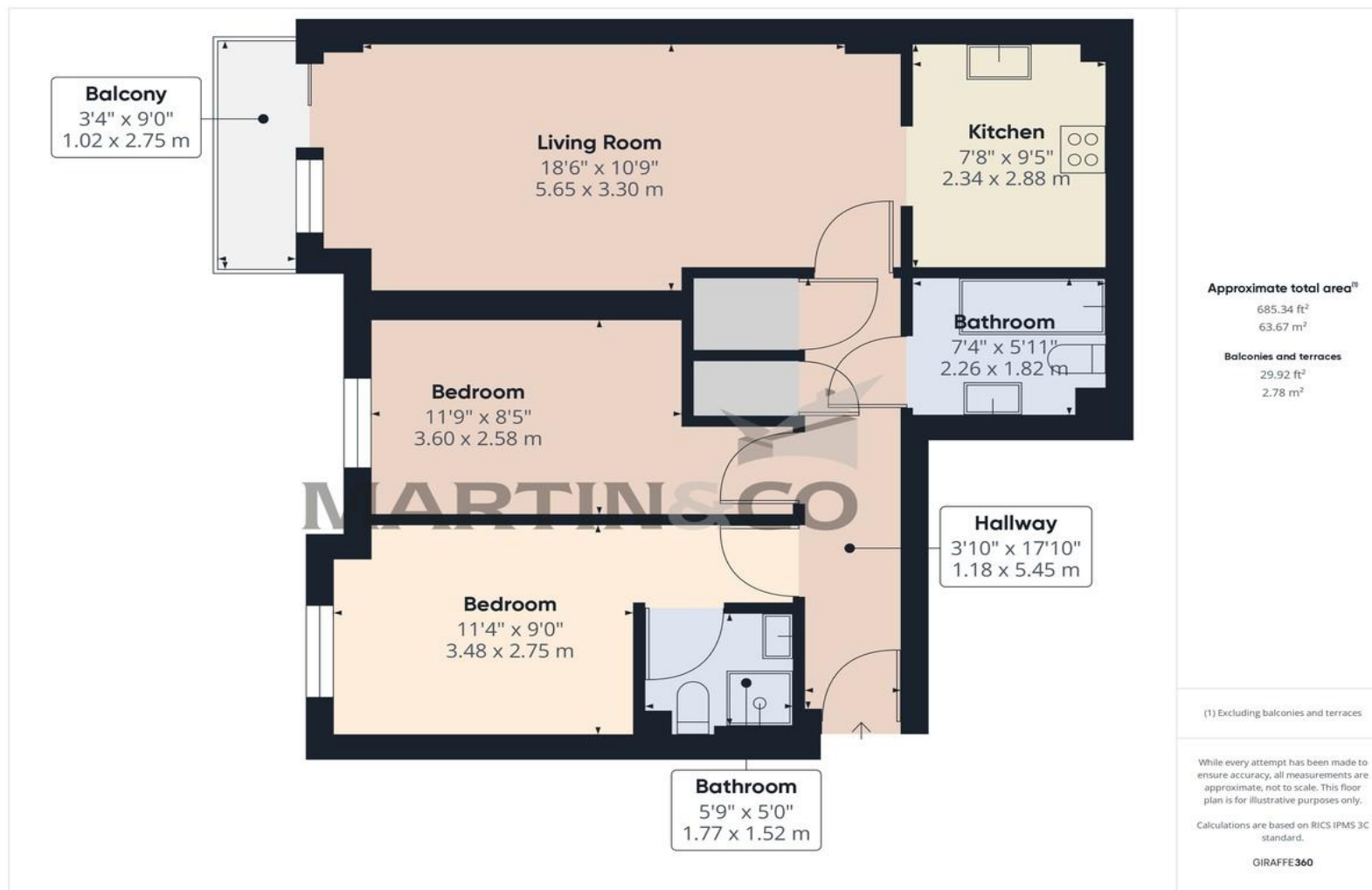
We believe this property is an excellent opportunity for first-time buyers. Don't miss your chance to own this modern gem-contact us today to arrange a viewing!

LEASEHOLD INFORMATION 155 Years from 1 April 2005
(137 Years left)
Ground Rent - £200pa
Service Charges - £1,935.20pa

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.