



Nesbits

Established 1921

Flat 4 Admirals Place, 50 Havant Road, Cosham, Portsmouth, PO6 2QA

Price £175,000

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Enjoying an exceptionally convenient location adjacent the town centre, this modern, well-appointed TWO BEDROOM GROUND FLOOR FLAT benefits from secure entry, gas central heating, equipped kitchen, double-glazing, and ALLOCATED PARKING SPACE; an excellent opportunity for either owner-occupation or investment. Built around 2002, "Admirals Place" is a two/three-storey residential development positioned on the south side of the main Havant Road, diagonally opposite the junction with St Matthew's Road, a short, level walk from Cosham High Street, and within comfortable reach of a wide range of public amenities including: main-line station, bus services, shops, recreation facilities, hospital and schools.



Available now to the open market with the further asset of NO ONWARD CHAIN (and with Grant of Probate issued), full particulars of this appealing apartment are given as follows and early viewing invited:

Access via pedestrian gate and automatic vehicular gates to rear of building with:

MAIN ENTRANCE

Having glazed outer door, with SECURITY ENTRY SYSTEM, to:

COMMON LOBBY

Stairs to upper floors.

FLAT 4

ENTRANCE HALL

Coved ceiling. Single panel radiator. Security intercom telephone. Built-in airing/linen cupboard housing slatted shelves and single panel radiator.

BATHROOM & W.C.

6'1 x 5'6 (1.85m x 1.68m)

White suite comprising: pedestal handbasin, low flush w.c., and panelled bath with mixer tap and shower attachment. Vertical radiator/towel rail. 'Glow-worm' gas fired central heating and hot water boiler. Mainly-tiled walls,

tiled floor. UPVC obscure double-glazed window. Coved ceiling with extractor.

BEDROOM ONE

9'11 x 9'5 (3.02m x 2.87m)

Coved ceiling. UPVC double-glazed window to rear (south) elevation. Range of fitted furniture comprising: wardrobe, drawers, display niches, and overhead storage. Single panel radiator.

BEDROOM TWO

9'11 x 5'9 (3.02m x 1.75m)

Coved ceiling. Double fitted wardrobe. Single panel radiator. UPVC double-glazed window to rear (south) elevation.

KITCHEN

9'6 x 5'0 (2.90m x 1.52m)

Fitted and equipped with: base and wall cupboard, work surfaces with tiled surround, single drainer stainless steel inset sink with mixer tap, electric oven, 4-ring gas hob with extractor canopy, washing machine, and 'fridge/freezer. Single panel radiator. UPVC double-glazed window to side elevation. Wood-laminate flooring. Coved ceiling with 4 recessed spotlights.

LIVING ROOM

15'3 x 10'1 (4.65m x 3.07m)

Coved ceiling. Pair of UPVC double-glazed windows to front elevation. 2 single panel radiators.

OUTSIDE

Access via a pair of automatic vehicular gates to rear parking area with ALLOCATED CAR SPACE for Flat 4.

GENERAL INFORMATION

TENURE: 99 years Leasehold from 22.05.2002 (77 years remaining). The building freehold is owned by a residents' management company.

SERVICE CHARGE: £ (tbc)

GROUND RENT: £ (tbc)

COUNCIL TAX: Band 'C' - £1,844.85 p.a. (2024-25)

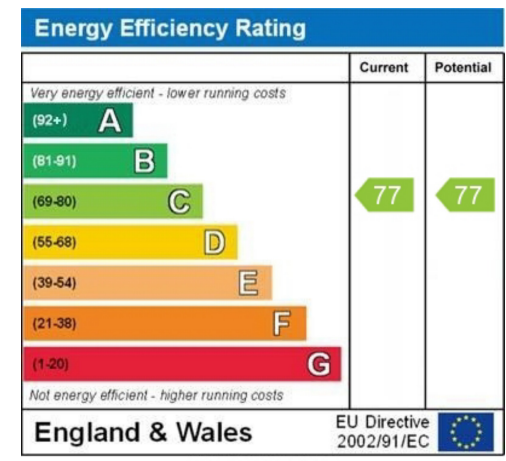
EPC 'C'

VIEWING

By appointment with SOLE AGENTS, D. M. NESBIT & CO. (17817/050329)







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