



**16 Hamilton Court, Ashby Place
Southsea, PO5 3NP**

Asking Price £209,950

co**groves**

Sales, Rentals and Block Management

16 Hamilton Court, Ashby Place, Southsea, PO5 3NP

We are pleased to bring to the market this beautifully presented 2 bedroom 2nd floor apartment, complete with sunny balcony and double glazed throughout.

This light and airy apartment which is has been recently refurbished throughout with high quality flooring, a new kitchen and bathroom, the installation of modern flush ceiling lights, and freshly decorated throughout. Double doors from the living room lead to a cute balcony, large enough to sit out and enjoy the sunny aspect whilst sipping your favourite drink. As the apartment is being sold fully furnished the purchaser need not incur any additional expenditure before moving in, or before renting it to tenants. This apartment is ready to go and priced to sell quickly.

Communal Entrance

Security entry system leading to communal lobby, stairs and lift to 2nd floor.

Flat front door to:

Entrance Hall

Security entry phone, electric heater, coved and textured ceiling, laminate flooring, cupboard housing hot water tank and general storage space.

Lounge

18'4 x 13'6 max (5.59m x 4.11m max)
Double glazed doors leading to balcony. Laminate flooring, coved and textured ceiling, electric heater, opening to:

Balcony

7'3 x 3'2 (2.21m x 0.97m)
Views along Palmerston Road, with distant views of Southsea Common.

Kitchen

10'2 x 6'3 (3.10m x 1.91m)
Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor, washer/dryer, fridge freezer, part tiled walls, coved and textured ceiling, laminate flooring.

Bedroom 1

15' x 8'10 (4.57m x 2.69m)
Double glazed window to front, electric heater, laminate flooring, mirror fronted wardrobe.

Bedroom 2

14'11 x 6'8 (4.55m x 2.03m)
Double glazed window to front, coved and textured ceiling, electric heater, built in wardrobe.

Bathroom

6'6 x 6'4 (1.98m x 1.93m)
Attractive white suite comprising bath with shower over, WC, wash hand basin with cupboards below, part tiled walls, laminate flooring, coved and textured ceiling, electric heater, extractor.

Allocated Parking

Secure underground parking space.

Additional Information

Length of Lease - The property benefits from a long lease. - 125 years from 01/12/1993 - (94 years remaining approx)
Service Charge - £3191pa from 25th March 2024. (first 6 months paid by current owner). The service charge is a comprehensive package, so includes maintenance and lift charges, communal cleaning, buildings insurance and water bills, *including* water usage of the apartment.

Ground Rent - £50pa

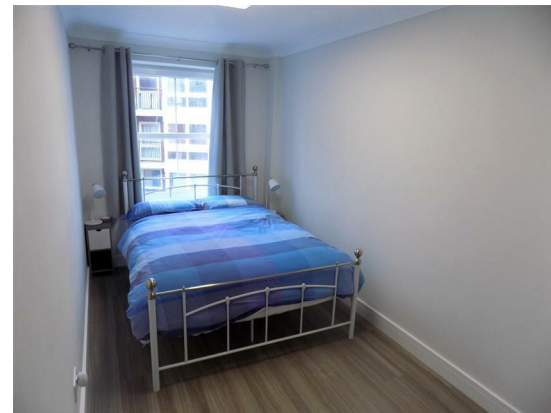
Tenure: Leasehold

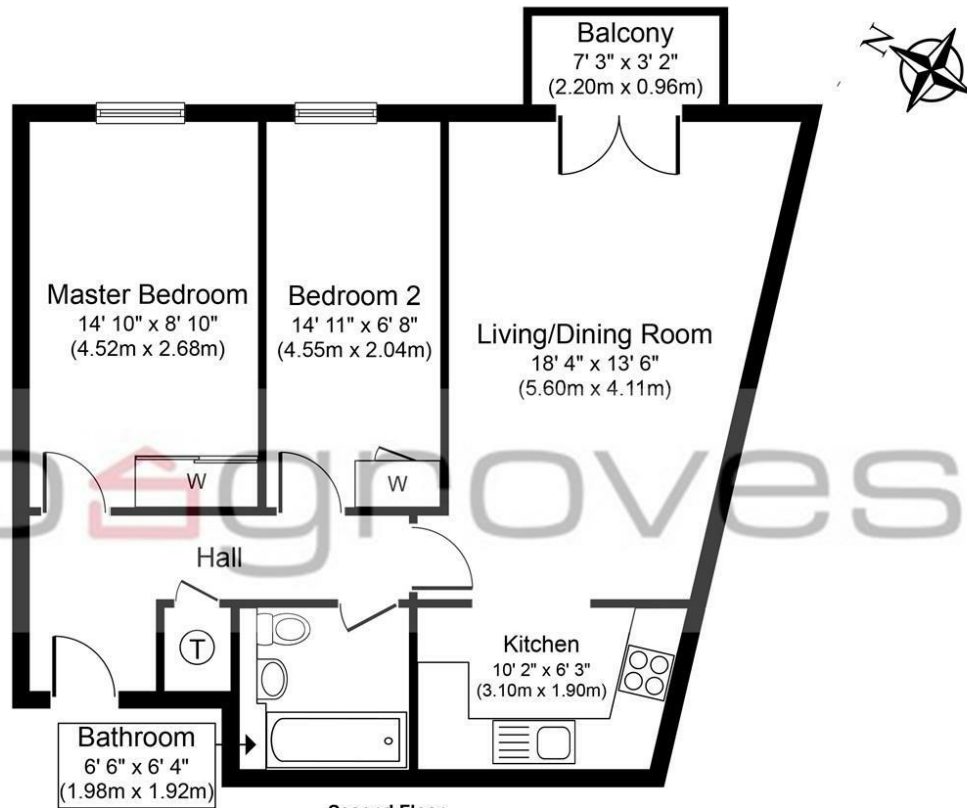
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify

accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





Second Floor
Approximate Floor Area
680 sq. ft.
(63.2 sq. m.)

Hamilton Court, Ashby Place, Southsea, PO5 3NP

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Copyright V360 Ltd 2024 | www.houseviz.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	82
England & Wales	EU Directive 2002/91/EC	

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



Sales, Rentals and Block Management

49-51 Osborne Road
 Southsea
 Hampshire
 PO5 3LS

Tel: 02392 827827
Email: info@cosgroves.co.uk
www.cosgroves.co.uk

