



**9 Hamilton Court Ashby Place
Southsea, Hampshire PO5 3NP**

Asking Price £190,000

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Sales, Rentals and Block Management

9 Hamilton Court Ashby Place, Southsea, Hampshire PO5 3NP

We are pleased to offer for sale this 2 bedroom first floor apartment with lift and secure/gated parking. Offered with no chain. The accommodation comprises 2 bedrooms, master bedroom with fitted wardrobe, lounge with bay window, 3 piece bathroom, fitted kitchen with range of kitchen units, oven, hob, extractor, fridge/freezer and washing machine. The apartment is very clean, tidy and is in good decorative order. Located in the heart of Central Southsea close to seafront, Palmerston Road Shopping Precinct, bars, restaurants, coffee shops, cafes and bus routes. The current owners have recently replaced the water heating boiler in recently, (£1500) along with fitting a new fire rated front door. (£1800)

Communal Entrance

Security entry system leading to communal hall way. Stairs and lift to first floor.

Door to apartment

Hall

Storage cupboard housing hot water tank, electric heater, coved and textured ceiling.

Lounge

18'8 x 9'8 (5.69m x 2.95m)

Double glazed bay window, electric heater, coved and textured ceiling. Opening to kitchen.

Kitchen

7'1 x 10' (2.16m x 3.05m)

Single drainer stainless steel sink unit, good range of wall and base units with work surfaces over. Fitted oven, hob and extractor, washing machine, fridge freezer, part tiled walls, coved and textured ceiling.

Bedroom 1

15'5 x 7'9 (4.70m x 2.36m)

Double bedroom with double glazed window, electric heater, fitted wardrobe, coved and textured ceiling.

Bedroom 2

16' x 6'6 (4.88m x 1.98m)

Double glazed window, electric heater, coved and textured ceiling.

Bathroom

6'5 x 8' (1.96m x 2.44m)

White suite comprising bath, with shower attachment, WC, wash hand basin, part tiled walls, coved and textured ceiling, extractor, electric heater.

Parking

The property has a secure and gated underground parking space.

Additional Information

Tenure - Leasehold

Length of Lease - 125 years from 1st December 1993 (94 Years remaining approximately)

Service Charge - £2633.30pa - 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.

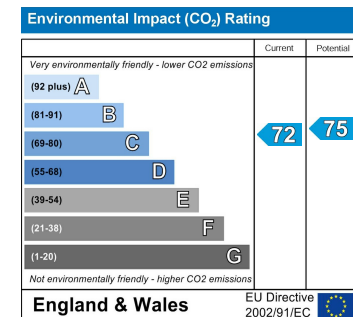
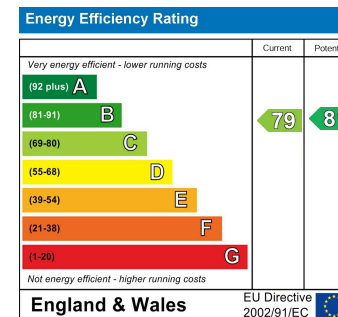
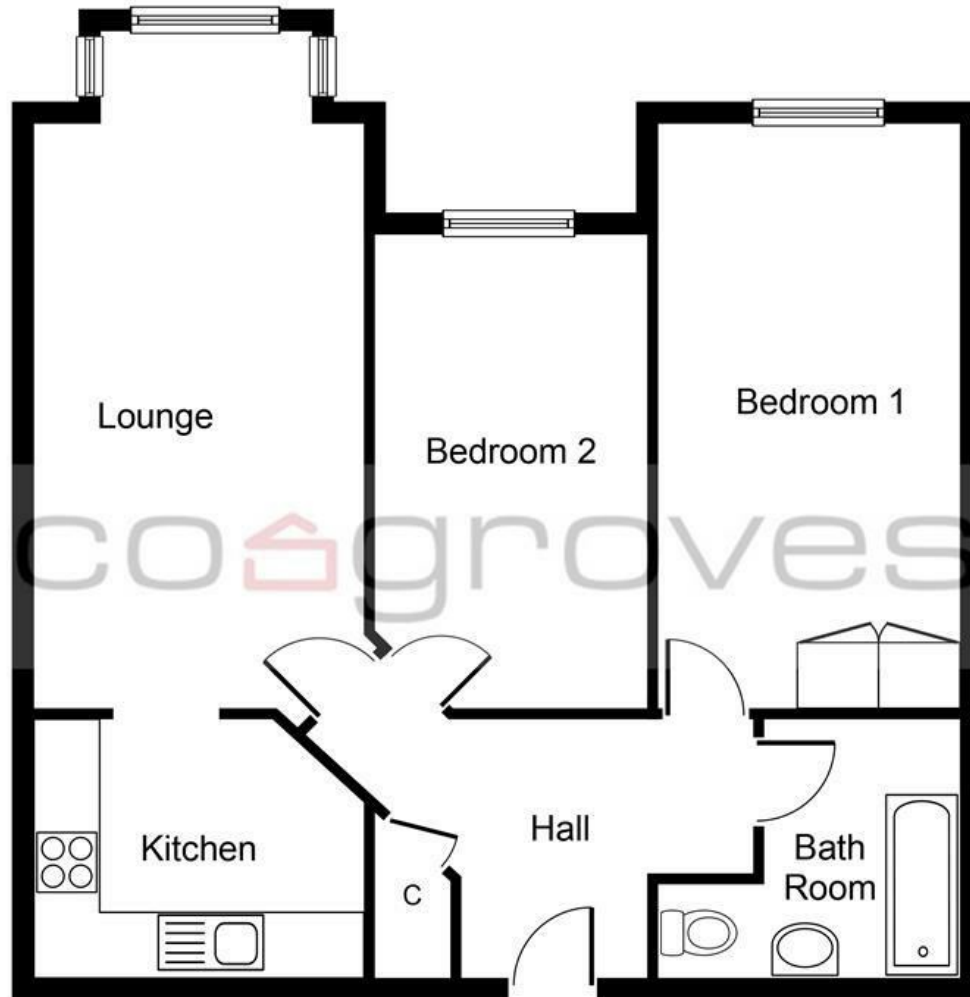
Ground Rent - £50pa

Council Tax Band- B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be as representations. 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 are necessarily in working order or fit for purpose.





cosgroves

Sales, Rentals and Block Management

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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. 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.

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