



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

Offers Over £190,000

co^ogroves

Sales, Rentals and Block Management

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

GUIDE PRICE £190,000-£200,000. We are pleased to offer for sale this immaculately presented 2 bedroom first floor apartment with lift and secure/gated underground allocated parking. (large parking bay) Located in the heart of Central Southsea close to Palmerston Road, shops, bars, restaurants, cafes, coffee shops, Southsea Common and seafront. The accommodation comprises 2 bedrooms, good size lounge with air conditioning unit, balcony, fitted kitchen and shower room. The property is fitted with double glazing (still under warranty) electric heating and good storage space in the way of storage cupboard in hall and fitted bedroom furniture/wardrobes.

Communal Entrance

Security intercom leading to attractive and well presented communal hall with stairs and lift to first floor.

Entrance Hall

10'4 x 7' (3.15m x 2.13m)

Coved and textured ceiling, wall mounted security entry phone, wall mounted electric consumer unit, vinyl flooring, storage cupboard with shelving.

Lounge

15' x 9'11 (4.57m x 3.02m)

Double glazed double doors leading to balcony, vinyl flooring, independently programmable electric panel heater,, coved ceiling, air conditioning unit.

Balcony

9'4 x 3'3 (2.84m x 0.99m)

Space for small table and 2 chairs, overlooking Palmerston Road.

Kitchen

11'6 x 10'4 (3.51m x 3.15m)

One and a half bowl sink unit with range of wall and base cupboards with work surfaces over, oven, hob, extractor, spaces for several appliance including plumbing for washing machine and dishwasher, part tiled walls, coved and textured ceiling, vinyl flooring.

Bedroom 1

15' x 8'9 (4.57m x 2.67m)

Double glazed window, range of fitted wardrobes, drawers and cupboards, vinyl flooring, independently programmable electric panel heater, coved and textured ceiling.

Bedroom 2

15' x 7' (4.57m x 2.13m)

Double glazed window, fitted wardrobes, independently programmable electric panel heater,, vinyl flooring.

Shower Room

7' x 5'8 (2.13m x 1.73m)

Walk in double shower, WC, wash hand basin with cupboards below, coved ceiling, extractor, heated towel rail.

Allocated Parking

Secure and gated underground allocated parking. (Large parking bay)

Additional Information

Tenure - Leasehold

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

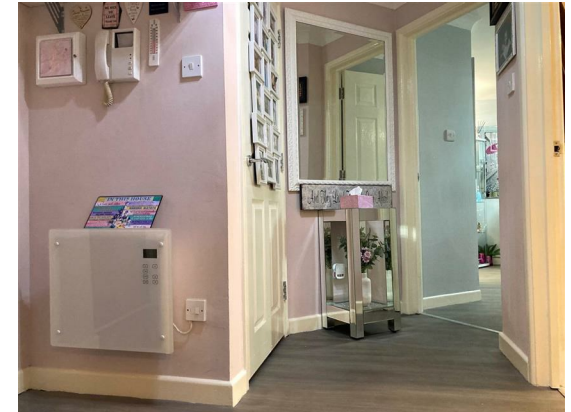
Service Charge - £2873.56pa - The service charge is a comprehensive package which includes maintenance and lift charges, communal cleaning, buildings insurance and water bills, *including* water usage of the apartment.

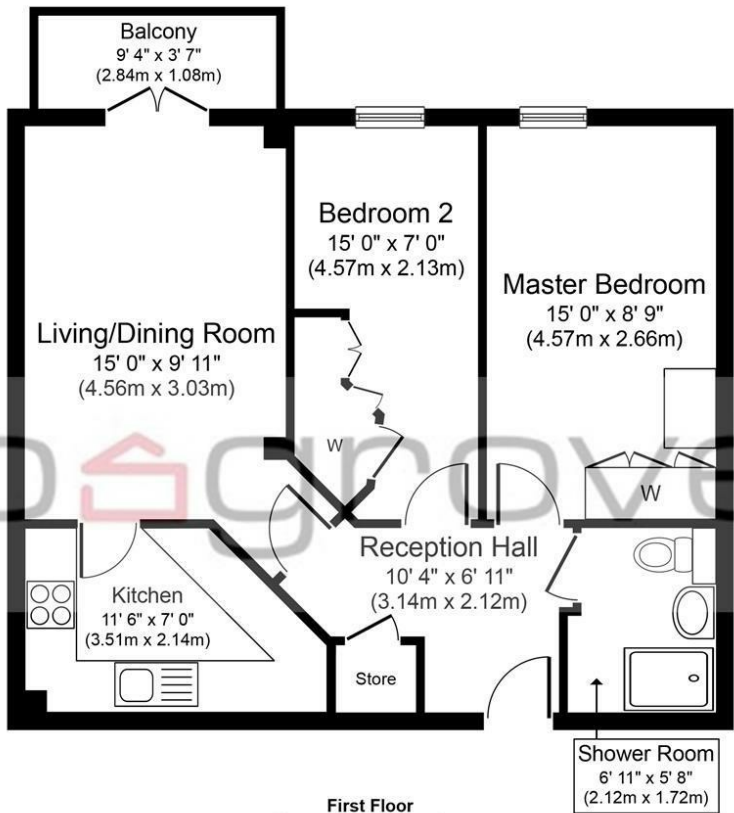
Ground Rent - £50pa

Council Tax Band- C

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.





First Floor
Approximate Floor Area
622 sq.ft.
(57.8 sq.m.)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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