



**3 Hanover House, Admiralty Road
Portsmouth, PO1 3FP**

Asking Price £160,000

co^ogroves

Sales, Rentals and Block Management

3 Hanover House, Admiralty Road, Portsmouth, PO1 3FP

CASH BUYERS ONLY. 1 Bedroom first floor apartment with westerly facing balcony located close to Gunwharf Quays & Portsmouth Harbour Train Station. Offered with a remaining lease of 136 years. The property can be offered with no chain or can be purchased with the current tenants in situ. (Further details available on request) The accommodation comprises a double bedroom, good size lounge/dining room, fitted kitchen, bathroom, double glazing, electric heating and several storage cupboards. On site public car park offered at discounted rates for residents at £80pcm.

Communal Entrance

Security intercom giving access to the communal hall, stairs to first floor.

Flat Front Door To:

Entrance Hall

Laminate flooring, spotlights, electric heater, security entry phone, storage cupboard housing electric meter and consumer unit, additional storage cupboard housing hot water tank and plumbing for washing machine.

Lounge/Dining Room

14'6 x 12'3 (4.42m x 3.73m)

Double glazed windows to front and side, double glazed door leading to balcony. Laminate flooring, two electric heaters.

Kitchen Area

10'4 x 6'6 (3.15m x 1.98m)

One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, fridge/freezer, tiled flooring, spotlights, double glazed window to front.

Bedroom

12'1 x 9'4 (3.68m x 2.84m)

Double glazed windows to side, storage cupboard, built in wardrobe, electric heater.

Bathroom

7'2 x 5'4 (2.18m x 1.63m)

White suite comprising bath with shower over, shower screen, wash hand basin, WC, part tiled walls, tiled flooring, extractor, heated towel rail.

Westerly Facing Balcony

4'10 x 6'6 (1.47m x 1.98m)

Parking

There is an onsite public car park where residents can park at a discounted rate of £80pcm.

Additional Information

Tenure - Leasehold

Length of Lease - 155 Years from 29/09/2005 - 136 Years remaining approximately.

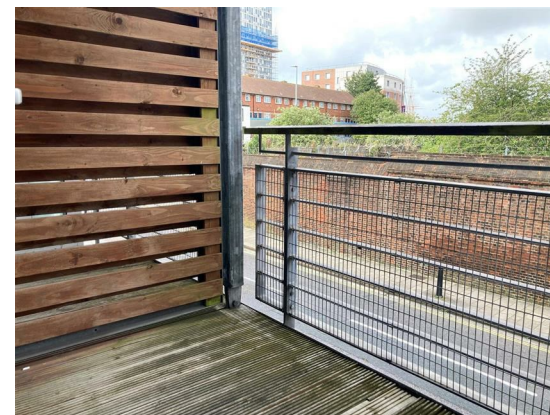
Service Charge - £3105pa - Includes buildings insurance

Ground Rent - £150pa

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.





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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
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		
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	

cosgroves

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

