



Flat 21, Hamilton Court, Ashby Place
Southsea, PO5 3NP

Asking Price £150,000

co**groves**

Sales, Rentals and Block Management

Flat 21, Hamilton Court, Ashby Place, Southsea, PO5 3NP

2 BEDROOM 3RD FLOOR APARTMENT WITH LIFT, SECURE UNDERGROUND/ALLOCATED PARKING, BALCONY AND DISANTCE SEA GLIMPSES. OFFERED WITH NO CHAIN. We are pleased to offer for sale this conveniently located apartment within this busy and vibrant part of central Southsea. Just minutes from the seafront, Palmerston Road, bars, restaurants, cafes, shops, Waitrose and bus routes. The accommodation comprises 2 double bedrooms, fitted kitchen, modern shower room, good size lounge/dining room leading onto the balcony which gets great morning sun and views along Palmerston Road towards the sea.

Communal Entrance

Security audio and video entry system providing access to this attractive communal entrance, with tiled flooring, lift and stairs to 3rd floor.

Flat Front Door Leading To:

Entrance Hall

Coved and textured ceiling, laminate flooring, electric night storage heater, security entry phone/monitor, cupboard housing hot water tank.

Lounge/Dining Room

14'9 x 9'6 (4.50m x 2.90m)

Double glazed doors leading to balcony, electric night storage heater, laminate flooring, coved and textured ceiling, opening to kitchen.

Balcony

6'6 x 4'11 (1.98m x 1.50m)

Space for small table and 2 chairs offering views along Palmerston Road toward the seafront with distant sea glimpses.

Kitchen

12'9 max x 7'2 (3.89m max x 2.18m)

One and a half bowl sink unit with wall and base cupboards with work surfaces over, built in oven, hob, extractor, part tiled walls, coved and textured ceiling, spaces for other appliances.

Bedroom 1

14'9 x 8'8 (4.50m x 2.64m)

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

Bedroom 2

14'9 x 7'3 (4.50m x 2.21m)

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

Shower Room

7' x 5'3 (2.13m x 1.60m)

Tiled room with double walk in shower, WC, wash hand basin with storage below, tiled flooring, extractor, heated towel rail.

Allocated Parking

Secure and gated underground parking space.

Additional Information

Tenue - Leasehold

Length of Lease - 125 years from 01/12/1993 - (93 years remaining approx)

Service Charge - £2825.50pa - 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.

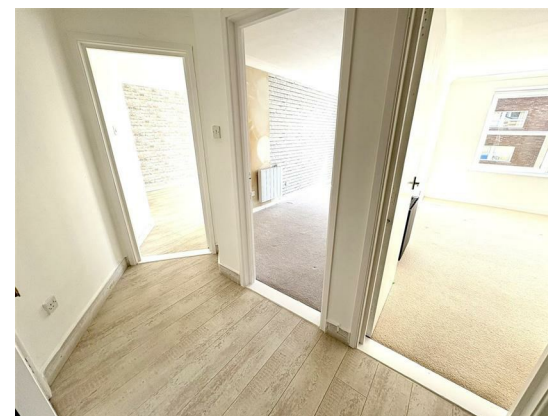
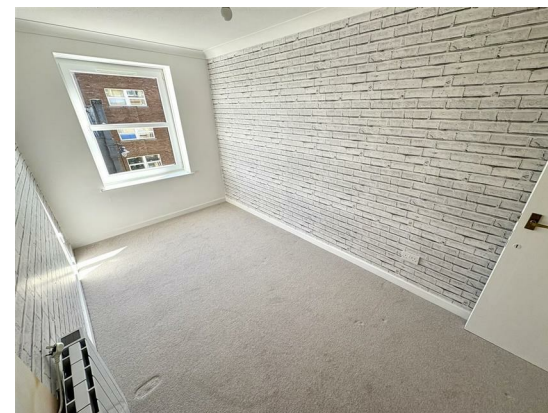
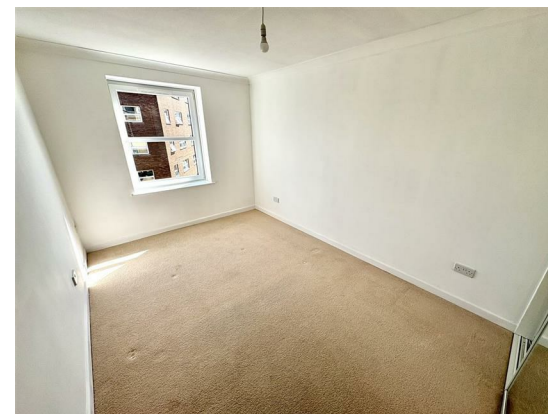
Ground Rent - £50pa

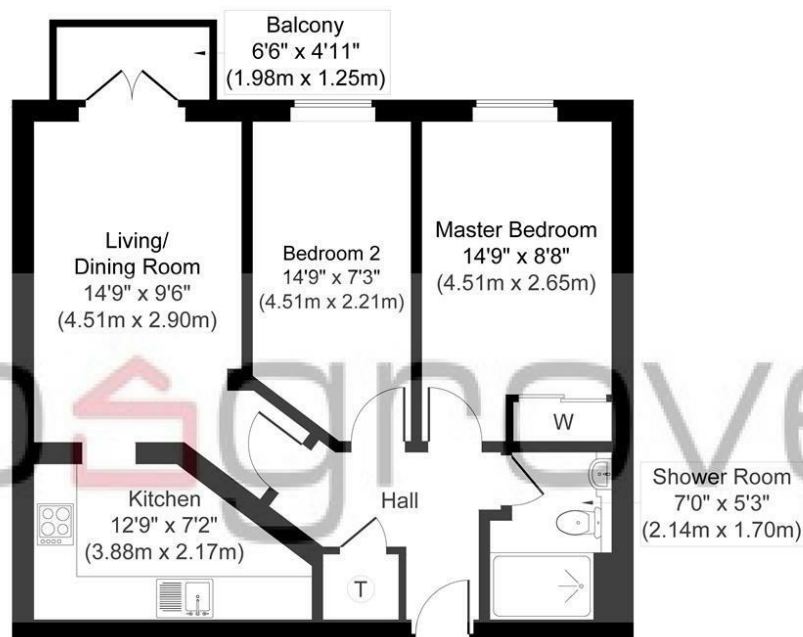
The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

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.





Third Floor
Approximate Floor Area
610 sq. ft
(56.70 sq. m)

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	

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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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