



Admiralty Tower Queen Street, Portsmouth PO1 3GA

welcome to

Admiralty Tower Queen Street, Portsmouth

Fox and Sons are proud to present this stunning penthouse apartment with some of the best views the city of Portsmouth has to offer. This well managed building with onsite team, private and secure parking and located on the 20th floor, this apartment is the opportunity of a life time!



This is a stunning 20th Floor Penthouse apartment located in Admiralty Tower, Portsmouth. Offering the most stunning views from each room, its own private balcony and 2 allocated parking spaces in the private car park, this property is perfect for those looking to downsize or re-locate to the luxurious lifestyle this property has to offer. The property comes with two double bedrooms in which both contain built-in wardrobes with sliding doors and the master bedroom containing a modern ensuite shower room. The main bathroom contains a sizeable bath, over head shower, WC, WHB and is fully tiled. The hallway has two cupboards in which have plenty of room for additional storage and utilities. The heart of the property is the open planned lounge and kitchen. The kitchen has plenty of fitted appliances such as a dishwasher, fridge freezer and microwave as well as oven and electric hob. The lounge is a good size with windows wrapping the room for you to enjoy the fantastic views from the comfort of your sofa and brings in a vast amount of natural light. The lounge also provides access to your own private balcony that also wraps the apartment and provides a 360 degree view of Portsmouth, views out to Gosport and the Sea. The property benefits from underfloor heating through out as well as air conditioning control to continuously have a comfortable temperature. This property can also be sold with furniture. There is also a large private communal garden for the use of all tenants.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.



Entrance Hall

Lounge

Irregular Shaped Room 20' 4" Max x 20' 4" Max (6.20m Max x 6.20m)

Kitchen

Bedroom One

10' 5" x 11' 4" (3.17m x 3.45m)

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Penthouse Apartment Fully Modernised 20th Floor
- Two Allocated Parking Spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: G Service Charge: 7579.00

Ground Rent: 200.00

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

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Please note the marker reflects the
postcode not the actual property

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Property Ref:
SOS106316 - 0003

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023 9229 3100



Southsea@fox-and-sons.co.uk



65 Osborne Road, SOUTHSEA, Hampshire, PO5
3LS



fox-and-sons.co.uk