



**Price**

**£220,000**

**Leasehold**

2x  2x  1x 

**Marlborough House,  
Admiralty Road,  
Portsmouth, Hampshire,  
PO1**

**OVER 60?**

Secure this property  
for up to **59% less!**

**cubitt&west**  
Helping you move forwards





## Main features

- Offered chain free
- Private allocated parking space
- Very well maintained block with lift and communal gardens
- Close to public transport links
- Minutes away from Gunwharf Quays with an array of shops, bars and restaurants

## Accommodation

### THIRD FLOOR

Entrance Hallway

Living Room/Kitchen: 23'6 x 9'11  
(7.17m x 3.02m)

Bedroom 1: 22'9 maximum x 10'6  
maximum (6.94m x 3.20m)

En-Suite: 8'9 x 7'11 (2.67m x 2.41m)

Bedroom 2: 10'9 x 10'7 (3.28m x 3.23m)

Bathroom

### OUTSIDE

Communal Gardens

Allocated Parking

### Third Floor

Approx. 66.4 sq. metres (714.2 sq. feet)



**Call Southsea - 023 9229 6396 ■ [cubittandwest.co.uk](http://cubittandwest.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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