



JUSTFLATS

7 MERMAID HOUSE
CROSS STREET, PORTSMOUTH,
HAMPSHIRE, PO1 3GF



£155,000 Leasehold

ONE BEDROOM MODERN APARTMENT WITH NO FORWARD CHAIN! Admiralty Quarter is a modern complex of chic apartments situated only five minutes' walk from Gunwharf Quays and Portsmouth's Historic Dockyard. This one bedroom second floor apartment in Mermaid House is well presented throughout and comprises a 19ft (approx.) lounge with modern fitted kitchen, spacious modern fitted bathroom and double bedroom with built-in wardrobes. An allocated parking space can be found in the secure car park beneath the building. Benefits include double glazing, a Juliette balcony, electric heating, access to landscaped communal gardens and no forward chain. We strongly recommend an internal viewing to fully appreciate what this apartment has to offer! Also available as a shared ownership property at 40% part buy, part rent.

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COMMUNAL ENTRANCE

Security entry system, door to:

COMMUNAL HALLWAY

Lift and stairs to all floors, apartment 7 located on the second floor, entrance door to:

HALLWAY

Security intercom phone system, electric radiator, carpet throughout, storage cupboard housing hot water cylinder and consumer unit.

BATHROOM

5' 6" x 6' 9" (1.68m x 2.08m)

Fitted bathroom suite comprising panel enclosed bath with shower attachment, concealed WC, wall mounted hand basin, towel rail radiator, tiled to principal areas.

BEDROOM

12' 1" x 10' 4" (3.69m x 3.15m)

Double glazed window to front elevation, carpet throughout, electric radiator, built-in wardrobe.

KITCHEN/LOUNGE

23' 9" x 10' 4" (7.25m x 3.15m)

KITCHEN AREA

Fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces, stainless steel one and a half sink and drainer unit, electric hob with extractor hood over, electric oven, space for fridge/freezer, spaces and plumbing for washing machine and dishwasher, vinyl flooring.

LOUNGE AREA

Double glazed doors leading to Juliette balcony, double glazed window to side elevation, electric radiator, carpet throughout.

PARKING

One allocated space located within secure gated area beneath building.

COMMUNAL GARDENS

Beautiful feature landscaped gardens for use of residents only, comprising lawn areas, seating and feature water fountains. Gardens can be accessed from the second floor of the communal hall.

| Energy Efficiency Rating | | Current | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | 82 | 83 |
| (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 | |
| WWW.EPC4U.COM | | | |



LEASE INFORMATION:



As of 12/02/2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Encore Estate Management

Balance of Lease: 106 years remaining

Ground Rent Charges: £99.96 per annum

Ground Rent Review Period: Annually

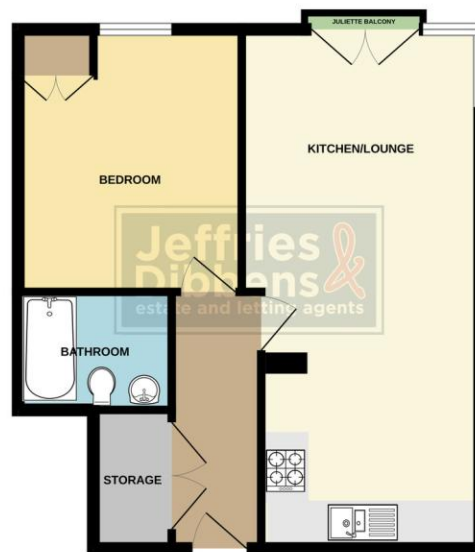
Maintenance/Service Charges: £2781.00 per annum

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Service/Maintenance charges

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchase. The furniture, fixtures and appliances shown here are not intended and no guarantee as to their operability or effectiveness is given. Made with Metagen 02024

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