



## £250,000 Leasehold

TWO BEDROOM APARTMENT WITH ALLOCATED PARKING! An opportunity to purchase an apartment in the popular Admiralty Quarter Development. This well-presented two bedroom apartment is situated on the fourth floor of Unicorn House with a westerly aspect balcony and views over the lovely communal gardens. Internally, the property has been recently redecorated and offers two generous bedrooms with en-suite to master, modern fitted bathroom and an open-plan lounge/diner with modern fitted kitchen to finish. The communal areas include landscaped communal gardens, 24hr concierge service, lift and stairs to all floors and secure underground parking. The apartment is conveniently placed within a short walk of Gunwharf Quays, the University and Portsmouth Harbour train station. We highly recommend a viewing so please call the Southsea office to arrange this.



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### COMMUNAL ENTRANCE

Security entry system, door to:-

### COMMUNAL HALL

Lift and stairs to fourth floor, post boxes, door to apartment 24, access to secure underground parking. Access to communal landscaped gardens via second floor.

### HALLWAY

Doors to both bedrooms, bathroom and kitchen, large built-in cupboard housing washing machine and hot water system. Additional built-in storage cupboard housing electric consumer unit, security entry phone, wall mounted electric heater, carpeted.

### MASTER BEDROOM

8' 9" x 12' 7" (2.69m x 3.84m)

Double glazed window to side elevation, wall mounted electric heater, built-in wardrobes, TV/FM and telephone/Internet points, carpeted, door to:-

### EN-SUITE

6' 5" x 3' 10" (1.97m x 1.17m)

Show er cubicle with thermostatic shower mixer, wall mounted basin with mixer tap, WC with concealed cistern, tiled to principal areas and vinyl flooring, built-in shelving, heated towel rail, extractor fan.

### BATHROOM

6' 8" x 5' 6" (2.04m x 1.68m)

Panel enclosed bath with thermostatic tap/shower mixer, glass shower screen, wall mounted basin, WC with concealed cistern, built-in shelving, fitted mirror, tiled to principal areas and vinyl flooring, heated towel rail, extractor fan.

### BEDROOM TWO

8' 10" x 11' 8" (2.70m x 3.57m)

Double glazed window to side elevation, wall mounted electric heater, carpeted.

### KITCHEN

10' 10" x 7' 3" (3.31m x 2.21m)

Double glazed window to rear elevation, modern fitted units comprising a range of wall and base level storage incorporating roll edge work surfaces, one and a half stainless steel sink and drainer unit with mixer tap, built-in oven with electric hob and extractor hood over, opaque glass splash-back, space for tall fridge/freezer, vinyl flooring, through to:-

### LOUNGE

14' 0" x 13' 1" (4.28m x 3.99m)

Dual aspect double glazed windows overlooking communal gardens, two electric night storage heaters, carpeted, double glazed door out to:-

### BALCONY

5' 1" x 6' 2" (1.56m x 1.90m)

Laid to decking and enclosed by railings with views out across the communal gardens.

### PARKING

Secure underground parking accessed via Admiralty Road, one allocated parking space.

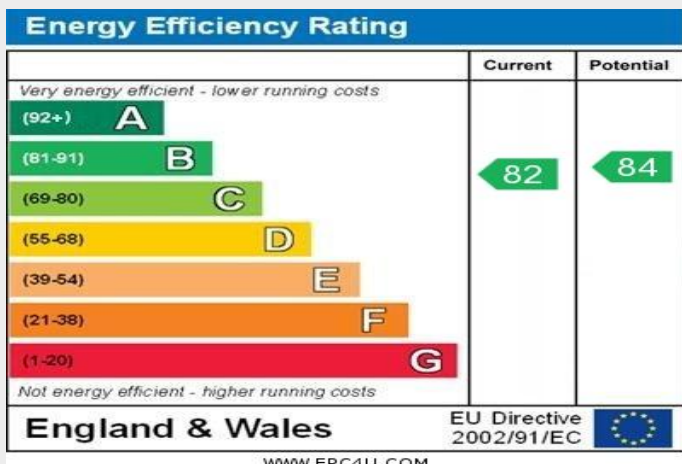
### COMMUNAL GARDENS

Fully enclosed landscaped communal gardens (accessed via second floor communal hall) with lawn and paved areas, water features and raised plant borders.

### AGENTS NOTE:

### COUNCIL TAX

Band D.





# LEASE INFORMATION:



As of 23/01/2022, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Southern Housing

**Balance of Lease:** 98 Years Remaining

**Ground Rent Charges:** Included in Maintenance/Service Charges

**Ground Rent Review Period:** Every 30 Years

**Maintenance/Service Charges:** £4356.60 per annum

**Maintenance /Service Charges Review Period:** Annually

**Building Insurance:** Included in Service Charge.

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



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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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