



JUSTFLATS

27 MERMAID HOUSE, CROSS STREET,
PORTSMOUTH
PO1 3GF



£250,000 Leasehold

**** CASH BUYERS ONLY **** STUNNING 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 Mermaid House with a westerly aspect Juliet balcony and views over the lovely communal gardens. Internally, the property offers two generous bedrooms with en-suite to master, modern fitted bathroom and 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 HALLWAY

Lift and stairs to all floors, apartment 27 located on the fourth floor, entrance door to:

HALLWAY

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

BEDROOM ONE

14' 8" at widest point x 9' 2" (4.49m x 2.80m)

Double glazed window to rear elevation, wall mounted electric radiator, built-in wardrobe, laminate flooring, door to:-

ENSUITE

5' 4" x 3' 10" (1.627m x 1.185m)

Shower 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.

BEDROOM TWO

14' 4" at widest point x 8' 5" (4.38m x 2.59m)

Double glazed window to rear elevation, wall mounted electric radiator, laminate flooring.

BATHROOM

6' 9" x 5' 6" (2.08m x 1.69m)

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.

LIVING ROOM / KITCHEN

22' 8" x 11' 3" (6.92m x 3.44m)

LIVING ROOM AREA

Double glazed window to rear elevation, double glazed doors to Juliet balcony, wall mounted electric radiator, laminate flooring.

KITCHEN AREA

Modern fitted kitchen comprising a range of wall and base level units incorporating roll top work surfaces with matching upstands, one and a half stainless steel sink and drainer unit with mixer tap, built-in halogen hob with extractor hood over and glass splashback, built-in oven, space and plumbing for washing machine, space for fridge-freezer, laminate flooring.

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.

AGENTS NOTES:

COUNCIL TAX

Band D.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	84
(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 August 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Southern Housing

Balance of Lease: 106 years remaining

Ground Rent Charges: £100 per annum

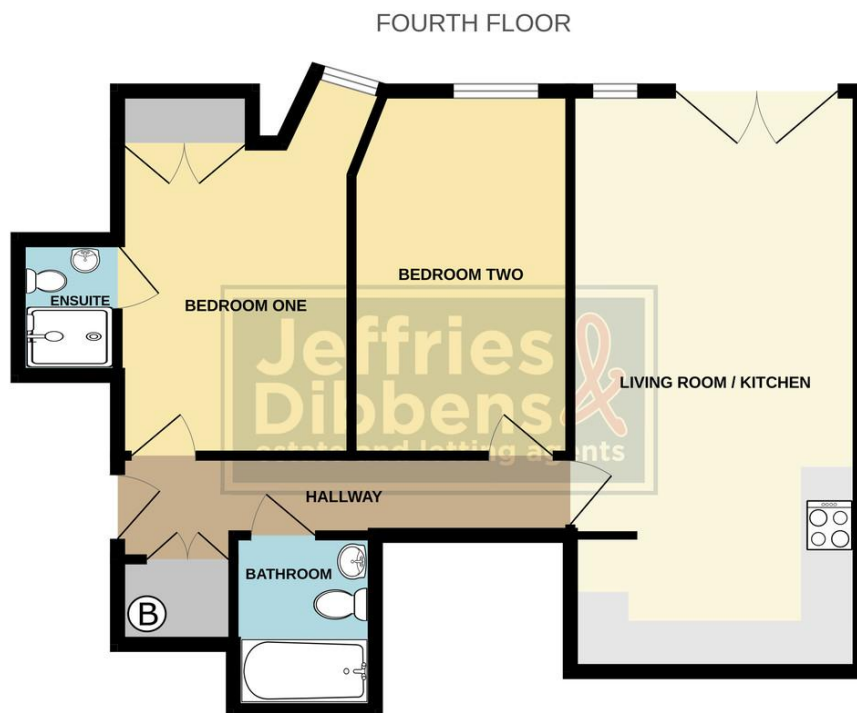
Ground Rent Review Period: Annually

Maintenance/Service Charges: £4364.16

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/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 floorplan 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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