

FLAT 4 ADMIRALS HOUSE
GISORS ROAD, SOUTHSEA,
PO4 8GX



£210,000 Leasehold

STUNNING GROUND FLOOR APARTMENT WITH ALLOCATED PARKING! A beautifully presented and spacious two bedroom apartment situated within the well regarded Admirals House along Gisors Road. Found on the ground floor within this exclusive Berkeley development built in 2005, the accommodation comprises entrance hallway leading to a modern fitted shower room, two generously sized bedrooms with en-suite to master bedroom, a lounge/diner with balcony access and a beautiful fully fitted kitchen with integral appliances. This lovely well-presented home also offers double glazing, modern electric heating, an enclosed balcony and allocated parking. Admirals House has the added benefit of a residents' gym, communal walled garden and is situated opposite Milton Park. Internal viewing is strongly advised, contact the Southsea office today to arrange your internal viewing!

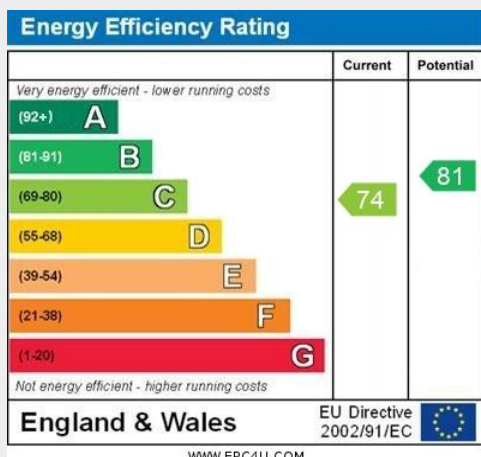
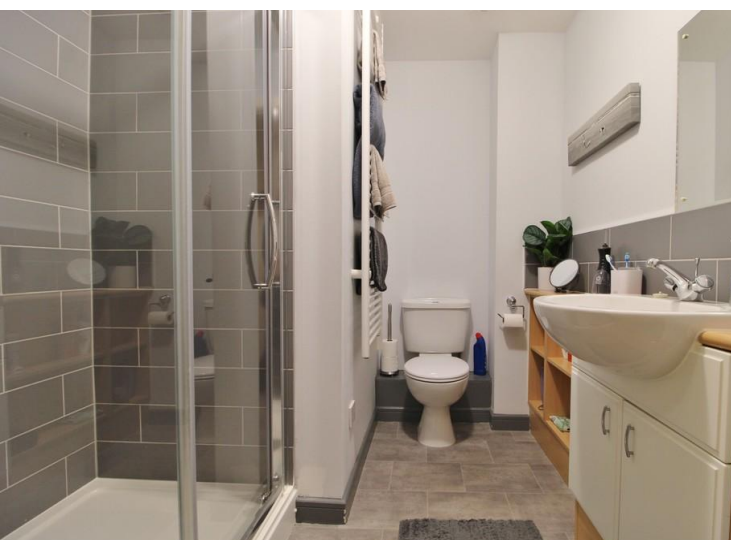


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COMMUNAL ENTRANCE

Security entry system, door to:-

COMMUNAL HALL

Door to Apartment 4.

HALLWAY

Security entry phone, carpeted, wall mounted electric heater, two storage cupboards (one housing boiler system), doors to all rooms.

LOUNGE/DINING ROOM

23' 11" x 10' 9" at widest point (7.30m x 3.30m)

Double glazed sliding door to front elevation leading to balcony, wall mounted electric heater, contemporary column electric radiator, carpeted, telephone/TV/satellite points.

KITCHEN

7' 4" x 9' 7" (2.26m x 2.94m)

Beautiful modern fully fitted two-tone kitchen comprising a range of wall and base level storage incorporating square edge work surfaces, one and a half bowl resin sink and drainer unit with mixer tap, integral appliances include: microwave, dishwasher, washing machine and fridge/freezer, pull out waste bins and pull out larder, built-in oven with induction hob and extractor hood over, splash-boards, borrowed light window to dining room.

BEDROOM ONE

13' 3" at widest point x 8' 7" at widest point (4.06m x 2.64m)

Double glazed window to front elevation, wall mounted electric heater, telephone/TV/satellite points, carpeted, door to:-

EN-SUITE

6' 2" x 5' 6" (1.89m x 1.70m)

Modern suite comprising panel enclosed bath with thermostatic shower over, bi-fold glass shower screen, close coupled WC, wash basin set in vanity unit, extractor fan, heated towel rail.

BEDROOM TWO

11' 8" at widest point x 8' 1" at widest point (3.58m x 2.48m)

Double glazed window to front elevation, wall mounted electric heater, telephone/TV/satellite points, carpeted.

SHOWER ROOM

7' 7" x 6' 9" including shower cubicle (2.32m x 2.06m)

Lovely modern fitted suite comprising enclosed shower cubicle with thermostatic mixer bar shower unit, close coupled WC, wash basin set in vanity unit, heated towel rail, tiled to principal areas and vinyl flooring, extractor fan.

AGENTS NOTE:

COUNCIL TAX

Band C.



LEASE INFORMATION:



As of March 2025, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold.

Landlord/Managing Agent: Bartley Management.

Balance of Lease: 136 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: December 2029 then every 25 years.

Maintenance/Service Charges: £2,487 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 an exchange of contracts.

GROUND FLOOR



While 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 misstatement. 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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