



## Admiralty Tower

Portsmouth, PO1 3GA

**Two Bedroom Apartment with Allocated Parking**

Asking Price Of

**£295,000**

# Property Features

- Two Double Bedrooms  
9th Floor Apartment
- Investors Only
- 24 Hour Concierge  
Service
- Modern Kitchen with  
Appliances
- Open Plan Living Room
- Two Bathrooms
- Furniture Included
- Close to Gunwharf  
Quays & Historic  
Dockyard
- Close to Portsmouth  
Harbour train station
- Stunning Harbour  
Views

## OVERVIEW

Admiralty Quarter is a desirable, modern development offering a selection of luxury apartments in the popular regeneration area of Portsmouth.

All apartments in Admiralty Quarter boast an exceptional standard of finish, providing the best of stylish, open plan living. Positioned near to the world renowned Historic Dockyard, Gunwharf Quays and Portsmouth city centre, Admiralty Quarter is ideally located to take full advantage of the wide range of retail, leisure and entertainment facilities on offer. Convenient transport links for rail, road and sea offer an additional benefit.

This apartment is currently available to INVESTORS only and would be sold with the current tenants in situ.

## DIMENSIONS

HALLWAY	1.86m (max) x 8.82m
BATHROOM	2.68m x 2.38m
BEDROOM	3.28m x 2.65m
EN SUITE	2.43m x 1.80m
BEDROOM TWO	2.86m x 3.25m
KITCHEN	2.52m x 2.39m
LOUNGE DINER	6.06m x 4.56m

## OVERVIEW

There are two elevators which can take you to the 9th Floor where this superb two bedroom apartment is located. The property has breath taking views across to Spinnaker Tower and the harbour from the Westerly balcony, living room and both bedrooms.

Upon entering the property you walk into the hallway where you will find a handy double store cupboard and doors leading to the bathroom, both the bedrooms and the kitchen/living room. The hall is finished with wood laminate flooring and ceiling downlighters.



The heart of this apartment is the kitchen/living room which has floor to ceiling windows, maximising the light and stunning views of Portsmouth Harbour and surrounding area.

The kitchen area has light wood coloured units with a contrast worktop and has built in appliances to include hob, extractor, fridge/freezer and dishwasher. Open plan to the lounge area where you have plenty of space for sofa and table and chairs. From the lounge you can walk out onto the balcony - a great place to relax and take in those stunning views.

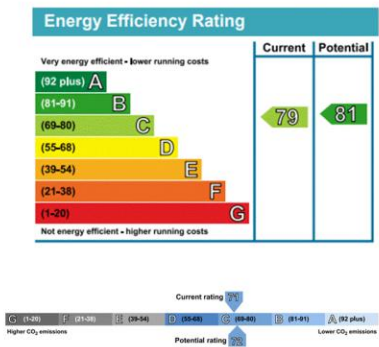
The main bedroom benefits from a built in wardrobe and ensuite as well as fabulous views of Portsmouth from the windows. The en suite contains a double shower enclosure with mains shower, WC and wall mounted basin.

There is a further good size double room again with views from the windows.

The main bathroom is a good size and is fitted with bath with shower over, wash hand basin and WC. There is a cupboard housing the washing machine. The bathroom has tiled floor and partially tiled walls and is finished with heated towel rail and ceiling downlighters.

Additional benefits include double glazing, modern electric heating system and one secure allocated parking space.

The apartment is currently tenanted and will be sold with tenants in situ. Call today to arrange your viewing!



## MATERIAL INFORMATION

- Price (£) - £295,000
- Tenure - Leasehold
- Length of lease (years remaining) – 141 Years
- Annual ground rent amount (£) £200
- Ground rent review period (year/month) -
- Annual service charge amount (£) 6198 for apartment (reviewed annually July/August)
- Council tax band (England, Wales and Scotland) - Band D
- 100% of the ownership of the apartment being sold
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking-
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Building Safety-Ask Agent re latest situation on Cladding related remedial works
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))

There are other costs associated with the purchase of this property such as, but not limited to:

Stamp Duty Land Tax

Land Registration Fees

Solicitors Fees and Disbursements

We strongly recommend you calculate the total costs of your property purchase to be sure of affordability

## VIEWING BY APPOINTMENT THROUGH MARINA & HAMPSHIRE LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



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