



**FOR SALE**

**£210,000**

44 Admirals House Gisors Road, Milton,  
Southsea, PO4 8GX.

Tenure: Leasehold

ESTATE AGENTS  
**LAWSON  
ROSE**

ESTATE  AGENTS

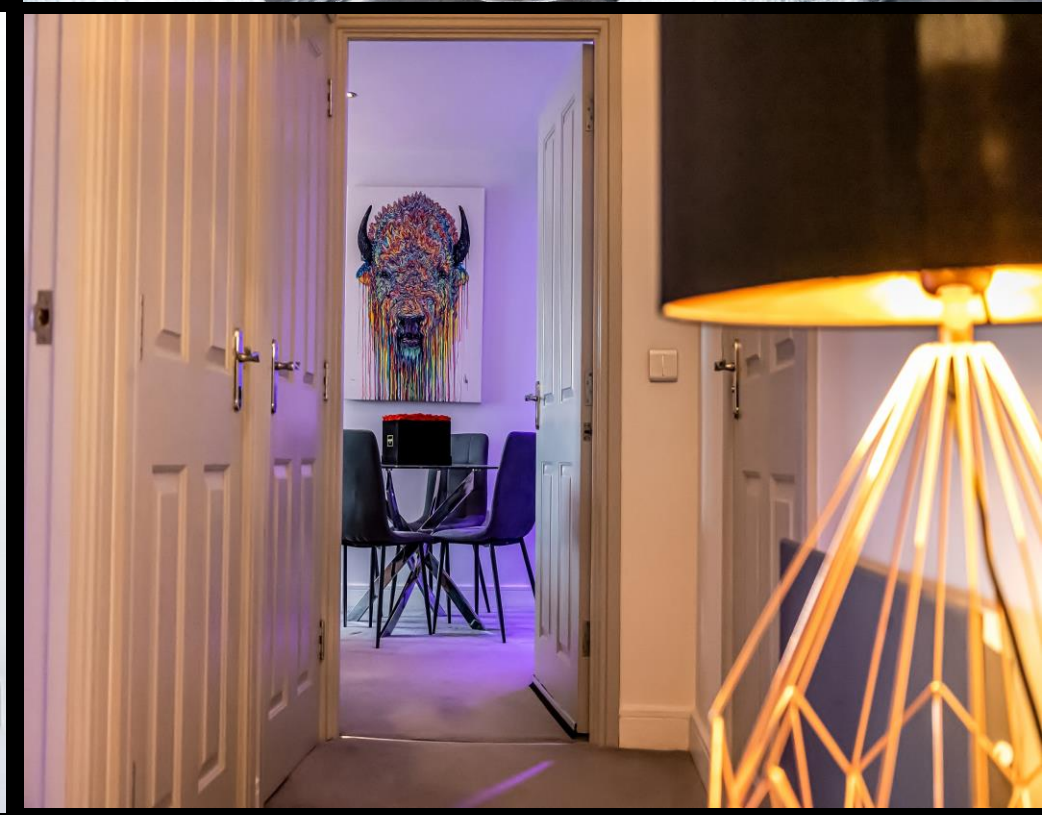
**LAWSON  
ROSE**

## PROPERTY DESCRIPTION

No Forward Chain! This impressive and stylish apartment enjoys fantastic views across Milton Park from its private, west-facing balcony and further benefits from the highly desirable addition of an allocated off-road parking space. Located within Admirals House on Gisors Road, the property offers a spacious and contemporary open-plan living area, with direct access onto the balcony — the perfect spot to relax and enjoy the afternoon and evening sun. The living space flows seamlessly into a fitted kitchen, creating an ideal environment for both everyday living and entertaining. Internally, the apartment continues to impress with two generous storage cupboards, a modern fitted bathroom suite, and two well-proportioned double bedrooms, with the master bedroom benefitting from its own en-suite shower room. Residents of Admirals House enjoy lift access to all floors, communal bike and bin storage, a residents' gym, and access to a delightful communal 'secret garden', adding to the lifestyle appeal of this well-regarded development. An internal viewing is highly recommended to fully appreciate everything this superb apartment has to offer. For further information or to arrange a viewing, please contact the Lawson Rose Sales Office today.

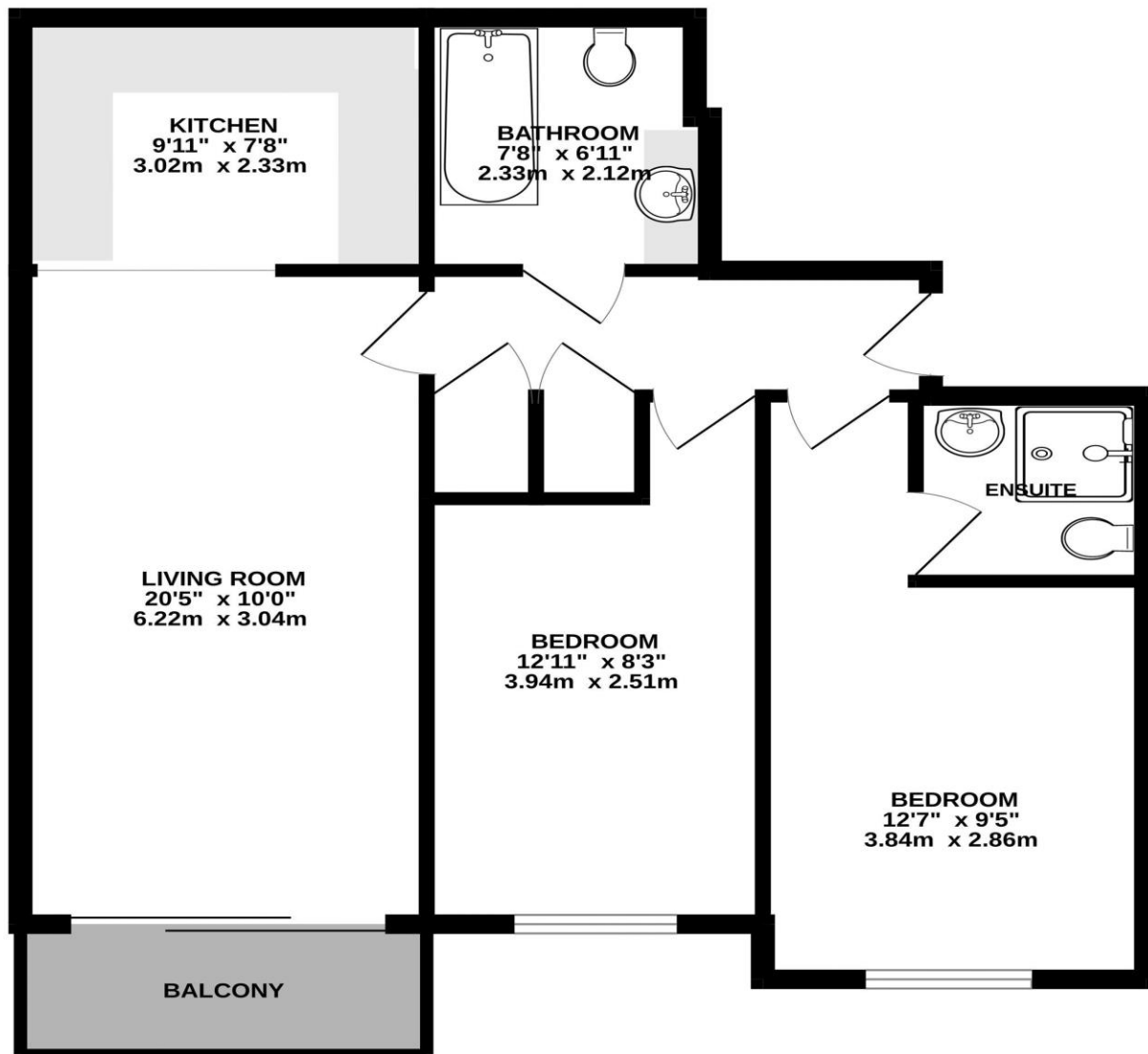
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking Space
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Leasehold
- Date of Original Lease: 22 June 2006
- Term: 155 Years from and including 1<sup>st</sup> April 2005 – 134 Years remaining
- Management Company: BARTLEY management
- Service Charge: 2,998.92 P/A
- Ground Rent: £ £200.00 P/A





44 ADMIRALS HOUSE



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.

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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