ROK MARSH



29 Queen Anne House Admiralty Road

, Portsmouth, PO1 3GT

Asking price £220,000

NO FORWARD CHAIN

At the heart of the property is a bright and inviting reception room, complete with a Juliet balcony, alongside a well-appointed kitchen providing a practical space for everyday living.

The main bedroom benefits from built-in wardrobes and its own en-suite, while the second bedroom offers useful flexibility as a guest room, home office or additional bedroom. A further bathroom completes the accommodation.

With an impressive EPC rating of B, the apartment also offers excellent energy efficiency.

Positioned within walking distance of Gunwharf Quays, Old Portsmouth and Portsmouth Historic Dockyard, there is plenty to enjoy right on the doorstep. Train, bus and ferry connections are also easily accessible, making this an excellent choice for commuters as well as those wanting to enjoy city living.

Offered with no forward chain, this well-located apartment is ready for its next owner and viewing is highly recommended—contact us to arrange a viewing today!

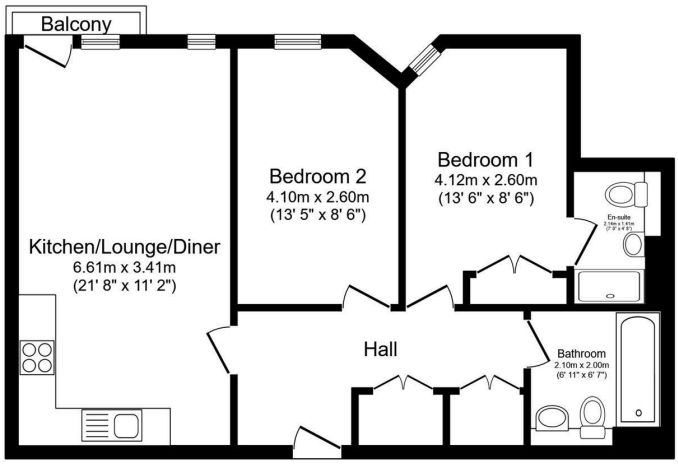
- No forward chain
- Modern & stylish two double bedroom apartment
- Bathroom & en-suite
- Secure building with concierge
- Allocated parking
- Long lease with good freeholder
- Easy reach of train, ferry & bus station
- Walking distance to Gunwharf, Naval Dockyard & city center
- Popular, sought after location
- Good return for investors

Viewing

Please contact our ROK Marsh Office on 02393233267
if you wish to arrange a viewing appointment for this property or require further information.

2 2 1 B

Floor Plan



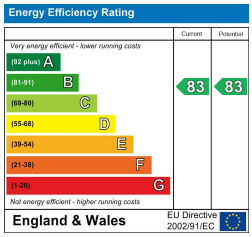
Total floor area 62.4 sq.m. (671 sq.ft.) approx

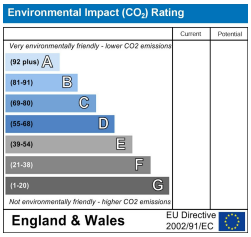
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



Energy Efficiency Graph













These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Gatcombe House Copnor Road, Portsmouth, Hampshire, PO3 5EJ
Tel: 02393233267 Email: info@rokmarsh.co.uk https://www.rokmarsh.com