



Flat 12, Admirals House, Gisors Road  
Southsea, PO4 8GX

Asking Price £195,000

**co<sub>g</sub>roves**  
Sales, Rentals and Block Management

# Flat 12, Admirals House, Gisors Road, Southsea, PO4 8GX

2 BEDROOM APARTMENT WITH LIFT, ALLOCATED PARKING & BALCONY OVERLOOKING MILTON PARK. We are pleased to offer for sale this 2 bedroom second floor apartment which is being offered with no chain. The accommodation comprises 2 double bedrooms, lounge/dining room, fitted kitchen with appliances, shower room, ensuite bathroom to bedroom 1. Located in this convenient location close to local shops, bus routes, parks and Eastern Road, which gives access to and from the city.

## Communal Entrance

Security intercom giving access to communal hall with stairs and lift to second floor. Flat front door to:

## Entrance Hall

Wall mounted security intercom handset, electric heater, cupboard housing hot water tank with shelving above. Additional cupboard housing electric meter and consumer unit.

## Lounge/Dining Room

23'4 x 10'8 max (7.11m x 3.25m max)  
Double glazed sliding patio doors leading to balcony with views over Milton Park. Two electric heaters.

## Kitchen

7' x 9'7 (2.13m x 2.92m)  
One and a half bowl stainless steel sink unit with range of wall and base cupboards with work surfaces over. Built in oven, hob, extractor, fridge freezer, washing machine, vinyl flooring.

## Bedroom 1

15'6 max x 8'6 max (4.72m max x 2.59m max)  
Double glazed window overlooking Milton Park. Fitted wardrobes and drawers, electric heater.

## En Suite Bathroom

6' x 5'5 (1.83m x 1.65m)  
Suite comprising bath with shower over, wash hand basin, WC, part tiled walls, extractor, electric ladder radiator.

## Bedroom 2

15'6 max x 8'1 (4.72m max x 2.46m)  
Double glazed window overlooking Milton Park. Electric heater, fitted wardrobe.

confirmed.

Reference to appliances and/or services does not imply they have been tested.

## Shower Room

7'4 x 6'7 (2.24m x 2.01m)  
Suite comprising shower cubicle, wash hand basin with cupboard below, extractor fan, electric ladder radiator.

## Balcony

4'2 x 9'3 (1.27m x 2.82m)  
Sunny afternoon balcony offering views over Milton Park.

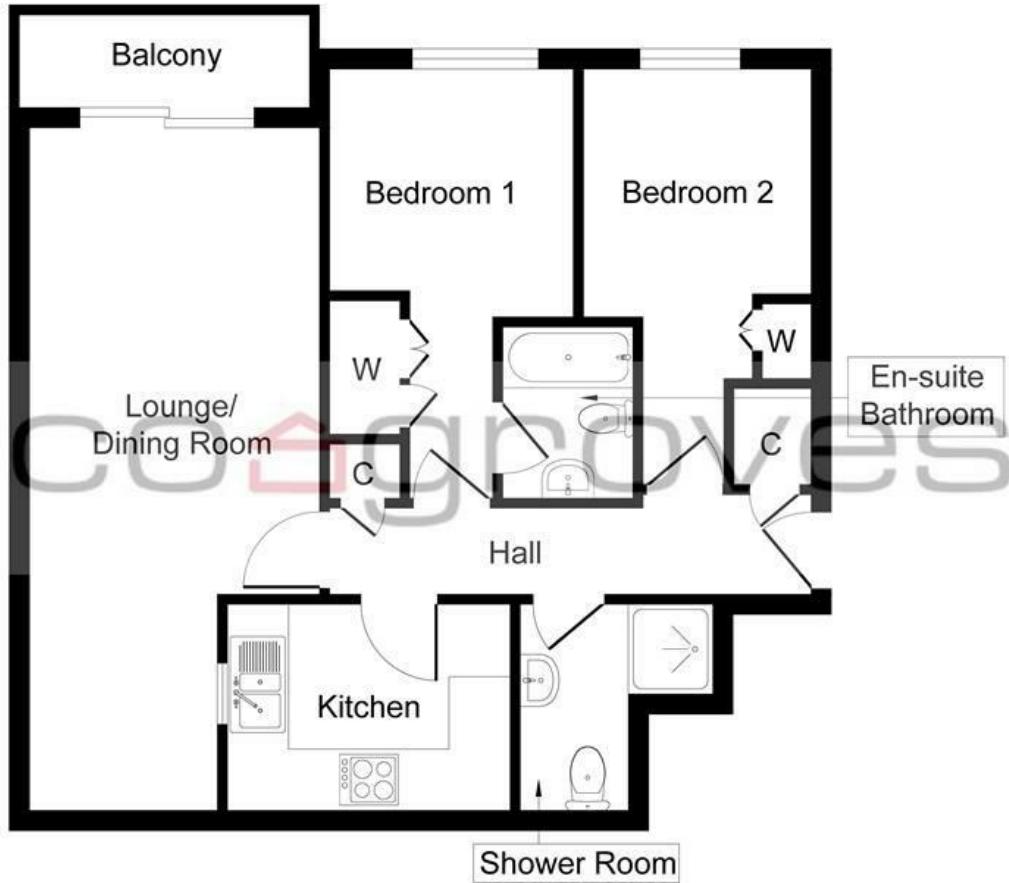
## Additional Information

Tenure - Leasehold  
Length of Lease - 155 Years from 01/04/2005 (135 years remaining approximately)  
Service Charge - £2486.52 pa - Includes buildings insurance  
Ground Rent - £200 pa

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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