

19th Floor, Admiralty Tower, Queen Street
Portsmouth, PO1 3GA
Offers Over £250,000

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Sales, Rentals and Block Management

PRICE GUIDE £250,000-£265,000. ABSOLUTLEY BREATH-TAKING VIEWS FROM THIS 2 BEDROOM 19TH FLOOR APARTMENT. THE PROPERTY IS OFFERED WITH VACANT POSSESION BUT CAN ALSO BE OFFERED AS INVESTMENT PURCHASE AS WE HAVE A POTENTIAL TENANT WHO IS WILLING TO PAY £1700PCM. This property must be viewed to fully appreciate the views over Portsmouth Harbour/Dockyard towards Isle of Wight, Spinnaker Tower, HMS Warrior, Portsdown Hill & Portchester Castle. The accommodation comprises 2 double bedrooms, master bedroom with en-suite shower room, bathroom, open plan lounge/kitchen/dining room with floor to ceiling windows/doors leading to balcony. Other benefits include lifts to all floors, off road parking space, double glazing, electric heating, good storage, 24 hour concierge. Conveniently located close to Gunwharf Quays Shopping & Leisure Complex offering a wide range of retail/outlet stores, bars, restaurants cafes, bus routes and Portsmouth Harbour Train Station.







Communal Entrance
Security intercom providing access to the impressive communal lobby, with concierge desk, lifts giving access to the 19th floor. Flat front door to:

Entrance Hall
Large hallway with storage cupboard, wall mounted security intercom handset, electric heater.

Lounge/Kitchen/Dining Room 21'11" x 16'0" (6.7 x 4.9)
Floor to ceiling windows offering breath-taking views over Portsmouth Harbour/Dockyard towards Isle of Wight, Portsdwn Hill, Portchester Castle, HMS Warrior and Spinnaker Tower. Laminate flooring, electric heater, spotlights. Custom hifi-home cinema installation including HDMI sockets and hard wired speakers.

Balcony
Breath-taking views over Portsmouth Harbour/Dockyard towards Isle of Wight, Portsdown Hill, Portchester Castle, HMS Warrior and Spinnaker Tower. Space for table and chairs.

Kitchen Area
Fitted kitchen comprising a one and a half bowl stainless steel sink unit with range of wall and base cupboards and work surfaces. Built in oven, hob, extractor, fridge/freezer, dishwasher, spotlights.

Bedroom 1 8'6" x 11'1" (2.6m x 3.4)
Double glazed window with delightful views over Portsmouth Dockyard towards Portsmouth Harbour, Portsdown Hill. Electric heater, built in wardrobe.

En-Suite Shower Room
7'10" x 5'6" maximum measurements (2.4m x 1.7m maximum measurements)
Double shower cubicle, wash hand basin, WC, tiled walls and flooring, ladder radiator, spotlights, extractor, shelving.

Bedroom 2 8'6" x 10'5" (2.6m x 3.2m)
Double glazed window with delightful views over Portsmouth Dockyard towards Portsmouth Harbour, Portsdown Hill. Electric heater.

Bathroom 8'10" x 8'2" (2.7m x 2.5m)
Suite comprising bath with shower over, shower screen, WC, wash hand basin, part tiled walls, tiled flooring, spotlights, extractor, heated towel rail, cupboard housing hot water tank and plumbing for washing machine.

Parking Bay
Secure and gated area leading to parking bay number 104.

Additional Information
Tenure - Leasehold
Length of Lease - 155 Years from 29th September 2005. 134 years remaining approximately.
Service/Maintenance Charge £6198pa includes buildings insurance and water rates
Ground Rent - £200pa

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 confirmed.

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







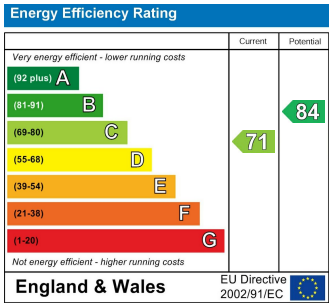


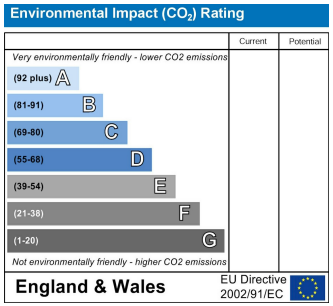




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