

**FOR SALE**



**Brunswick House, Queen Street**  
**Asking Price Of £165,000**

  
**MARTIN&CO**

## Brunswick House, Queen Street

Asking Price Of £165,000

- Cash Buyers Only
- Investment (8% gross yield)
- Fully Furnished
- Admiralty Quater
- Close To Gunwharf Quays

Welcome to a luxurious lifestyle!  
Presenting a magnificent one-bedroom apartment on the third floor, nestled in the prestigious Admiralty Quarter. This opportunity comes with no forward chain,

**PROPERTY DESCRIPTION** Step into modern elegance with this chic third-floor residence in the prestigious Brunswick House, nestled within the vibrant Admiralty Quarter. Designed for the contemporary dweller, this sleek apartment redefines the essence of modern living.

Upon entry, a spacious entrance hall welcomes you, complete with a handy cupboard housing a washer/dryer and immersion tank. The generously proportioned bathroom is a sanctuary of luxury, featuring a heated towel rail, a refreshing bath with an overhead shower, and a stylish basin. The expansive double bedroom boasts built-in wardrobes, seamlessly combining style with storage convenience.



The true highlight of this property is the open-plan lounge/kitchen area, adorned with sleek laminate flooring and bathed in the glow of spotlights. The well-designed kitchen showcases a free-standing fridge-freezer, effortlessly blending convenience and style. Large double glazed windows frame stunning views of communal gardens, while the lounge opens up to patio doors leading to the Juliet balcony-an ideal spot for soaking up the sun throughout the day.

Currently occupied by a reliable tenant with a fixed-term contract, this property yields a monthly rental income of £1,100 (8% gross yield). The tenancy agreement extends until September '24, presenting a lucrative opportunity for cash buyers.

Please note that the property is let fully furnished, adding an extra layer of convenience to both landlord and tenant.

This exceptional investment harmoniously blends opulent living, attractive rental returns, and a prime location within the revered Admiralty Quarter. Whether for investment or personal enjoyment, this property offers a modern lifestyle that should not be missed. Seize the chance to claim this sleek and contemporary residence as your own.

LEASEHOLD INFORMATION Service Charge - £1867.38pa (water bills included)

Ground Rent - £150pa

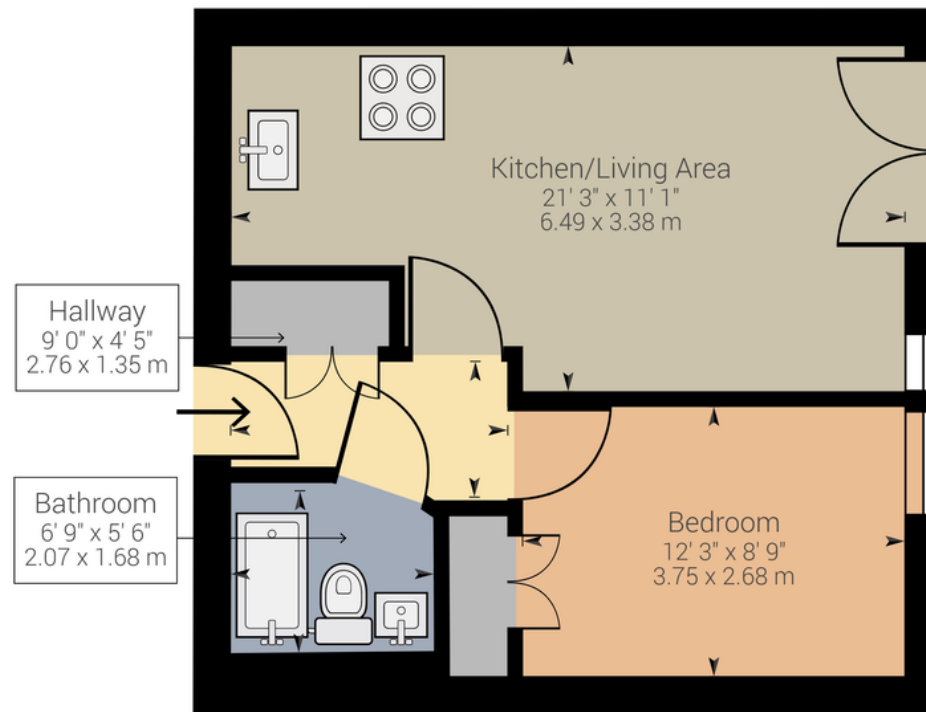
Years Left On Lease - 140

Please note that Martin & Co have not checked or verified the lease terms or the service charge/ground rent costs.

The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate net internal area: 420.72 ft<sup>2</sup> / 39.09 m<sup>2</sup>

## Martin & Co Portsmouth

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.