

FOR SALE



Admirals House, Milton
Asking Price Of £325,000


MARTIN&CO

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- Penthouse Apartment
- Large Roof Terrace
- Two Double Bedrooms
- En-Suite to Master Bedroom
- Lounge/Diner with Floor to Ceiling Windows

Martin & Co Sales are pleased to present this superb two-bedroom top floor penthouse apartment with large roof terrace offering far-reaching views across Portsmouth. No forward chain.

The accommodation briefly comprises; secure communal entrance to lobby with stairs and lift to top floor. The apartment itself boasts a spacious entrance hall with several large storage cupboards, main family bathroom, large lounge/dining room with floor to ceiling windows and doors to the impressive roof terrace with vista views across the north, east and south of Portsmouth. There is also a separate modern fitted kitchen, two double bedrooms both with access to the balcony/terrace and en-suite to master bedroom.

Outside the property there are very well maintained communal gardens, allocated car parking and access to



residents gymnasium.

The property has been recently redecorated and re-carpeted and is offered with no forward chain.

ENTRANCE HALL

LOUNGE/DINER 19' 4" x 16' 0" (5.9m x 4.9m)

KITCHEN 12' 1" x 8' 10" (3.7m x 2.7m)

BEDROOM ONE 17' 0" x 9' 6" (5.2m x 2.9m)

ENSUITE

BEDROOM TWO 12' 1" x 9' 2" (3.7m x 2.8m)

BATHROOM 6' 6" x 6' 2" (2.0m x 1.9m)

ROOF TERRACE

LEASEHOLD INFORMATION

155 Year Lease From 2005

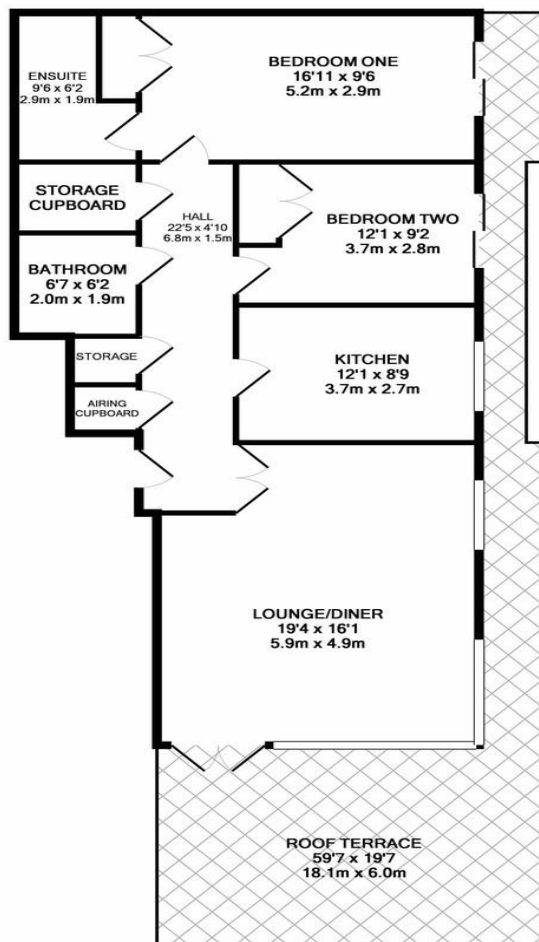
Annual Service Charge - £879.12 p.a.

Ground Rent - Included within Service Charge



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	79
(55-68) D	68
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England, Scotland & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92-100) A	
(81-91) B	
(69-80) C	72
(55-68) D	72
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England, Scotland & Wales	EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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