



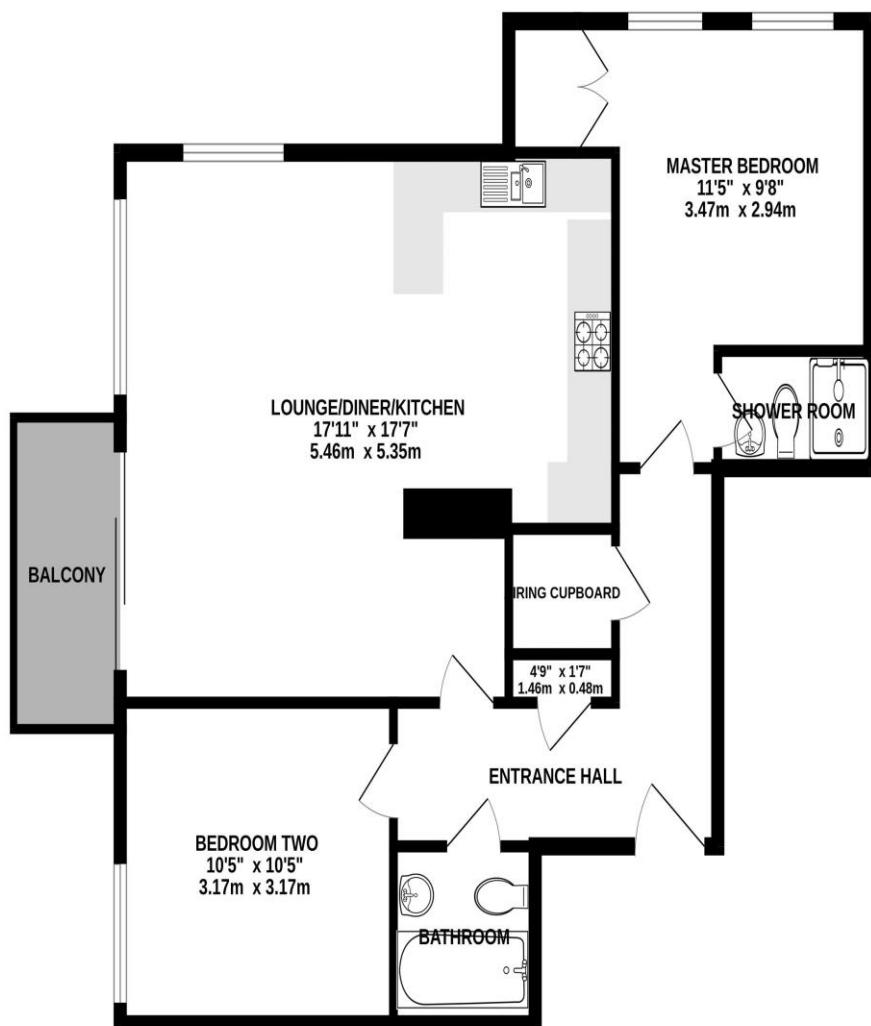
FOR SALE
£202,500

96 Admirals House Gisors Road,
Southsea, PO4 8GY.



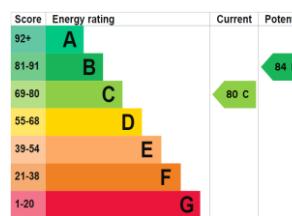
**LAWSON
ROSE**

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 general guidance 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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This second floor apartment in the popular Admirals House is being offered with no forward chain! The eye catching development completed in 2006, offers residence allocated off road parking, a tranquil 'secret garden' and secured entry system to the properties with lift access to all floor including the communal gym. Flat 96 is well presented throughout, offering two great sized double bedrooms, the master of which has built in wardrobes plus a modern en-suite shower room. There is a good amount of storage with a airing cupboard and separate storage cupboard, a stylish family bathroom suite plus a bright and airy, open plan kitchen/ living space with dual aspect windows and sliding doors opening into the private balcony. We believe this property could make for an ideal first time or investment purchase and highly recommend an internal viewing to appreciate all that's on offer. For further information or to arrange a time to view, please contact the Lawson Rose sales office today.

Services

Electricity, mains water and mains drainage are available. Please note that none of the services or appliances have been tested by Lawson Rose.

Council Tax - Band C

Tenure - Leasehold

Term: 155 Years from 1 April 2005

Service Charge: £212.10 PCM

Ground Rent: £200 P/A

Management Agent: BARTLEY MANAGEMENT LIMITED



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