



# FOR SALE

£220,000

44 Admirals House Gisors Road, Milton,  
Southsea, PO4 8GX.

Tenure: Leasehold

ESTATE AGENTS  


LAWSON  
ROSE

## PROPERTY DESCRIPTION

No Forward Chain! This impressive and stylish apartment enjoys fantastic views across Milton Park from its private, west-facing balcony and further benefits from the highly desirable addition of an allocated off-road parking space. Located within Admirals House on Gisors Road, the property offers a spacious and contemporary open-plan living area, with direct access onto the balcony — the perfect spot to relax and enjoy the afternoon and evening sun. The living space flows seamlessly into a fitted kitchen, creating an ideal environment for both everyday living and entertaining. Internally, the apartment continues to impress with two generous storage cupboards, a modern fitted bathroom suite, and two well-proportioned double bedrooms, with the master bedroom benefitting from its own en-suite shower room. Residents of Admirals House enjoy lift access to all floors, communal bike and bin storage, a residents' gym, and access to a delightful communal 'secret garden', adding to the lifestyle appeal of this well-regarded development. An internal viewing is highly recommended to fully appreciate everything this superb apartment has to offer. For further information or to arrange a viewing, please contact the Lawson Rose Sales Office today.

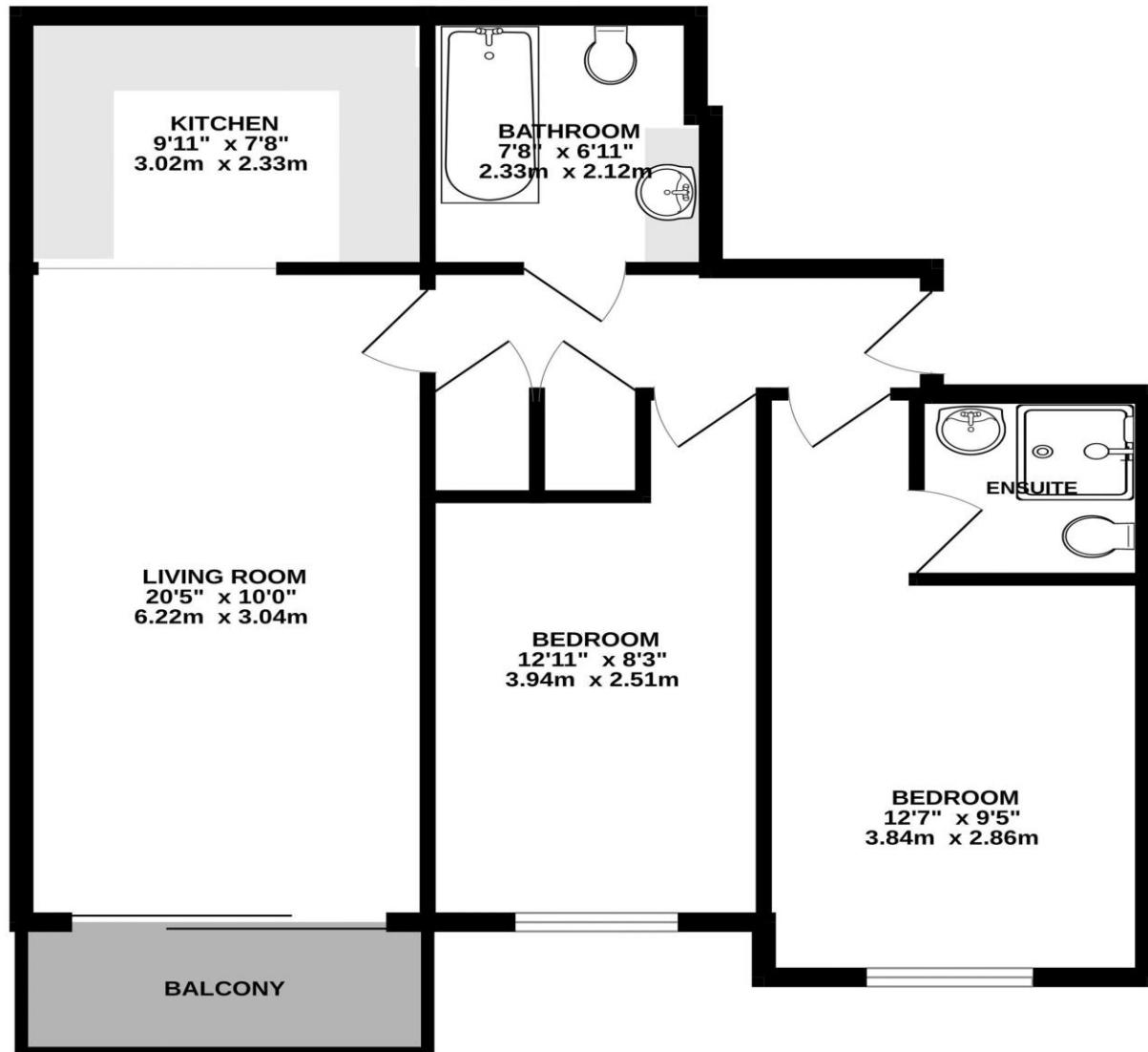
### Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, 02 and Vodafone all have voice and data availability in this area.
- Allocated Off Road Parking Space
- Council Tax: Portsmouth City Council – Band C
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Tenure – Leasehold
- Date of Original Lease: 22 June 2006
- Term: 155 Years from and including 1<sup>st</sup> April 2005 – 134 Years remaining
- Management Company: BARTLEY management
- Service Charge: £2,998.92 P/A
- Ground Rent: £200.00 P/A





# 44 ADMIRALS HOUSE



Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.