

# Ashby Place, Southsea

Approximate Gross Internal Area  
39.5 sq m / 425 sq ft

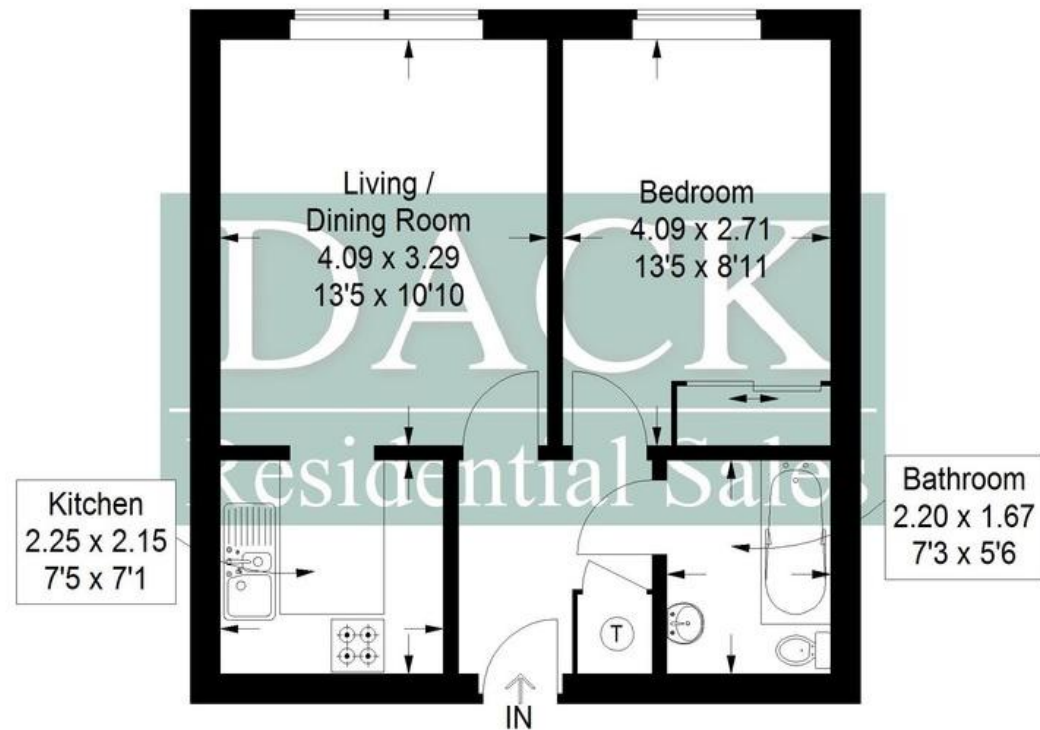
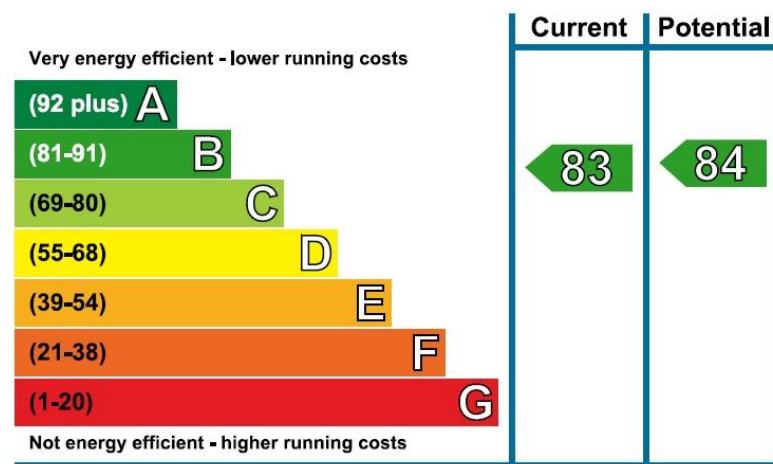


Illustration for identification purposes only, measurements are approximate, not to scale. (ID373131)



**Opening Times**  
Monday – Friday – 9:00am – 5:30pm  
Saturday – 9:00am – 3:00pm  
Flexible viewings by appointments only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



**Hamilton Court**  
Ashby Place, Southsea, PO5 3NA

**Asking Price Of £130,000**



# Property Features

- Central Location
- Good Investment Or First Time Buy
- No Forward Chain
- Purpose Built Block
- Secure Gated Parking

## Full Description

Dack Residential Sales are pleased to present this one bedroom apartment in Ashby Place. Hamilton Court is a purpose built apartment block, set in a highly sought after location, yards from Palmerston Road, the seafront, and within walking distance to The Common, Old Portsmouth and Gunwharf Quays.

### Entrance Hall

Doors to lounge, bedroom, bathroom, built in cupboard and electric storage heater.

### Living / Dining Room - 4.09m x 2.71m (13'5 x 8'11)

Double glazed window to rear aspect, archway to kitchen, electric storage heater.

### Kitchen - 2.25m x 2.15m (7'5 x 7'1)

Stainless steel sink, drainer unit with mixer tap over, a range of matching wall and base units, work surfaces, built in electric oven and hob with hood over, integrated fridge and freezer, space for washing machine.

### Bedroom - (4.09m x 2.71m) 13'5 x 8'11

Double glazed window to rear aspect, built in wardrobe and electric storage heater.

### Bathroom - 2.20m x 1.67m (7'5 x 5'6)

Enclosed bath with shower over, low level wc, wash hand basin and towel rail.

### Outside

Allocated underground parking via secure electric gates.



### Further Details:

Lease length: 100 years  
Managing Agent: Dack Property Management  
Property Tenure: Leasehold  
Council Tax: Band A  
Service Charge: £1238 Per Annum (2017)  
Ground Rent: £50 Per Annum

### Please Note

The above information has been provided by the vendor. This information will be validated by your solicitor during the conveyancing process. Dack Residential Sales Limited have produced these details based on the evidence provided and is to the best of our knowledge at the time of production.

### Solicitor

Instructing the right solicitor to handle your purchase is integral to ensuring a smooth transaction. Dack Residential Sales work closely with local, independent solicitors, who would be more than happy to quote for the work involved. We do not recommend other businesses lightly and have full confidence in their ability to provide a professional and personal service. Please contact us if you would like to discuss further.

### Financial Services

We are proud to work with an independent financial advisor who has access to a large number of lenders who can provide products tailored to your specific needs. Please contact us if you would like to arrange a free no obligation appointment or to discuss further.

### Offer Check

Should you be considering submitting an offer please make contact with the office as soon as possible. We are obliged to our sellers to confirm any potential buyer's position before submitting any offer to confirm any potential buyer is in a position to proceed with the potential purchase.

