

YOUR MOVE

1 Royal James House, Admiralty Road, Portsmouth,

£120,000 *Leasehold*

- Energy-efficient EPC rating B
- Low-cost Council Tax Band A
- Compact, low-maintenance studio layout
- Separate bathroom
- Central Portsmouth location
- Close to Historic Dockyard
- Near Gunwharf Quays shopping
- Accessible Southsea seafront walks
- Good rail links to London
- Ideal first-time buy or investment
- Private Garden
- Ground Floor
- Council Tax Band: A
- EPC Rating: B







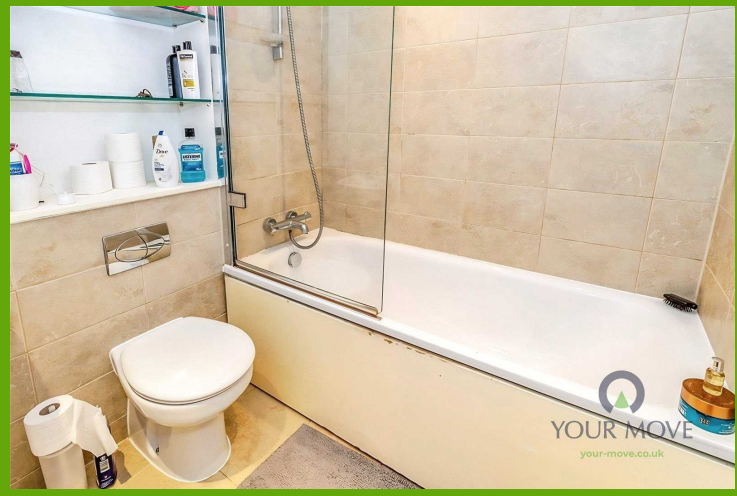
This neutrally decorated studio flat is offered for sale in Portsmouth and provides a practical base within easy reach of the city's key amenities. The property comprises one main reception/bedroom/kitchen area and a separate bathroom, making it suitable for buyers seeking a compact, low-maintenance home. The flat benefits with a EPC rating of B, supporting good energy efficiency, and falls within Council Tax Band A, which may help to keep ongoing costs manageable.

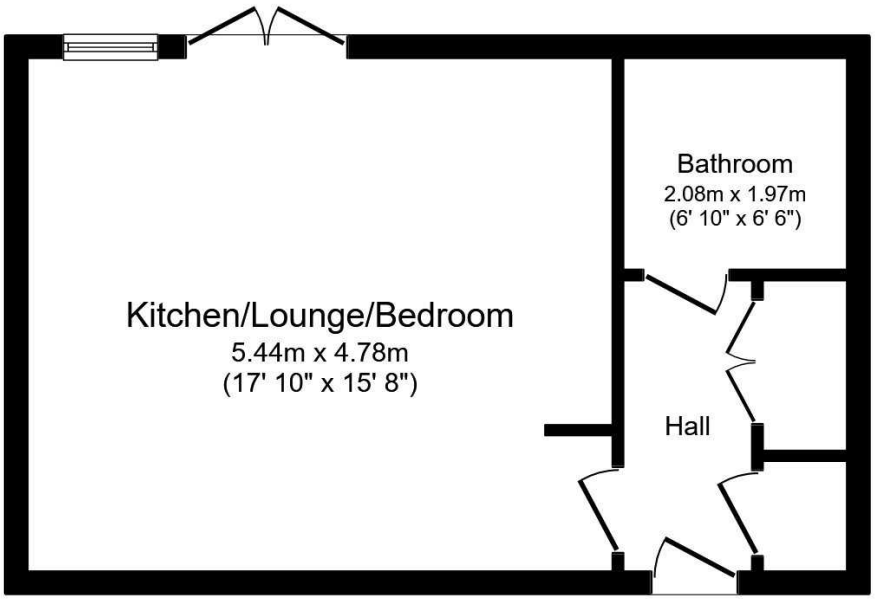
The property is well positioned for access to Portsmouth's waterfront attractions, including the Historic Dockyard and Gunwharf Quays, with its range of shops, restaurants and leisure facilities. Southsea seafront is also accessible for coastal walks and open green space.
Portsmouth Harbour railway station is within convenient reach, offering direct services to London Waterloo in around 1 hour 30 minutes, as well as routes to Southampton, Brighton and other south coast destinations. Local bus services provide further connections across Portsmouth and neighbouring areas. University Buildings are also within close reach.

The flat's central setting places a range of everyday amenities, cafés and supermarkets within easy reach, together with leisure and cultural facilities around the city centre and waterfront. This studio flat represents an opportunity to acquire an efficiently laid-out property in a well-connected part of Portsmouth.









Floor Plan

Total floor area 36.0 sq. m. (388 sq. ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Your Move. Powered by www.focalagent.com

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