

No.1 BUILDING

GUNWHARF QUAYS | PORTSMOUTH | PO1 3FS



£685,000
Leasehold

- Stunning Two Double Bedroom Apartment
- 24th Floor with Breathtaking Westerly Views
- Screened Open Terrace
- Open Plan Living Room/Kitchen
- En-suite Bath/Shower Rooms to both Bedrooms
- Air-Conditioning & Under Floor Heating
- Reception with Concierge Service
- Two Secure Underground Parking Spaces

**FRY &
KENT**



In Brief

Fry & Kent has pleasure in marketing this stunning two-bedroom apartment located on the 24th floor of Gunwharf Quays Iconic No.1 Building. This impressive marina development provides the perfect place to relax in the many coffee shops and bars or you can shop to your hearts content in the wide choice of designer outlets literally on your doorstep. If you are looking for entertainment, there is a multi-screen cinema complex, casino, nightclub, bowling centre and health club with railway travel facilities to London Waterloo within a short walk; along with ferries to the Isle of Wight and continental Europe. On entering the main reception with concierge service, there is a choice of three lifts swiftly taking you to all floors including underground parking for two cars. With over 1,000 sq. ft, this luxurious apartment comes complete with a premium upgrade package including climate control air-conditioning, top of the range 'Miele' kitchen appliances, zonal under floor heating and marble flooring. The beautifully presented interior includes; a spacious entrance hall, cloakroom, open plan living room and kitchen with integrated appliances including oven, induction hob, microwave, fridge/freezer, coffee machine, wine cooler and dishwasher. There is also access to an impressive open screened terrace enjoying wonderful far reaching westerly views over the development, harbour, The Solent and beyond. Both bedrooms benefit from high-spec en-suite shower and bathrooms plus integrated wardrobes with concealed lighting. Owning a home in Gunwharf Quays would make the ideal location to live, commute or enjoy as a luxury weekend retreat. Therefore, your earliest viewing is strongly recommended to avoid disappointment.

£685,000

KEY FACTS

TENURE: Leasehold

TERM: 199 years commencing 29/11/2003

GROUND RENT: £650 pa

SERVICE CHARGE: £4,289 pa

EPC RATING: 'C'

COUNCIL TAX BAND: 'F'



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Gunwharf Quays, Portsmouth

Approximate Gross Internal Area
96.4 sq m / 1038 sq ft

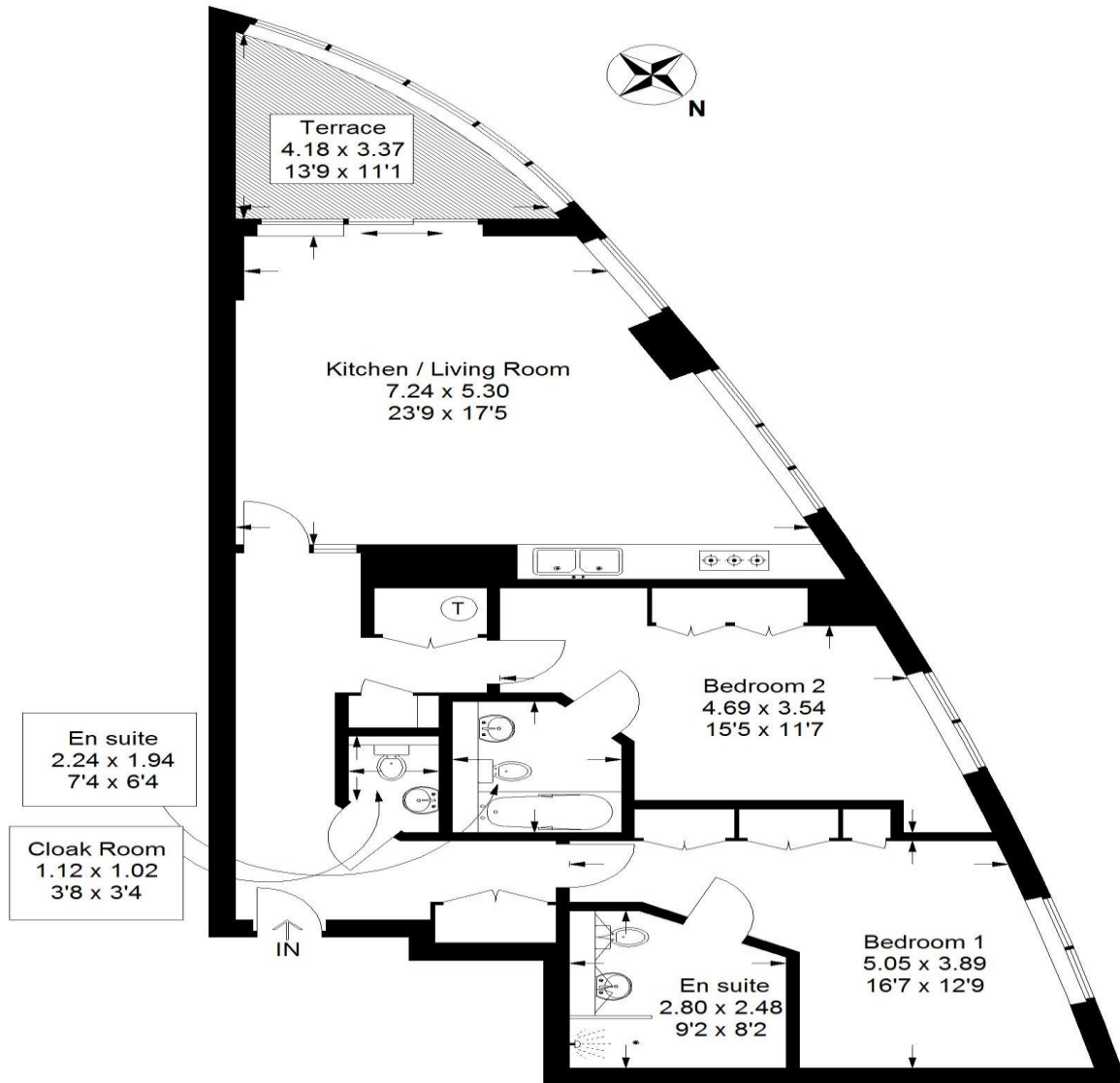


Illustration for identification purposes only, measurements are approximate, not to scale. (ID326667)

Southsea Sales & Lettings
7/9 Stanley Street,
Southsea PO5 2DS
Sales Tel – 023 9281 5221
Lettings Tel – 023 9282 2400
Fax – 023 9273 0554

Property Management
12 Marmion Road,
Southsea PO5 2BA
Tel - 023 9282 2300

Old Portsmouth Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth PO1 2JD
Tel - 023 9235 5366

Drayton Sales & Lettings
139 Havant Road,
Drayton PO6 2AA
Sales & Lettings
Tel – 023 9221 0101
Fax – 023 9220 1710

Mayfair Office Sales & Lettings
Cashel House, 15 Thayer
Street, London W1U 3JT
Tel - 0870 112 7099
Fax – 020 7467 5339

sales@fryandkent.com

lettings@fryandkent.com

propertymanagement@fryandkent.com

mayfairoffice@fryandkent.com

www.fryandkent.com



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