

# SPINNAKER QUAY

BROAD STREET | OLD PORTSMOUTH | PO1 2JG



£375,000

Share of Freehold

- Purpose Built Ground Floor Apartment
- Fabulous Views over The Camber Dock Marina
- Excellent Location on Spice Island & Waterfront
- Two Double Bedrooms : En-Suite W.C : Bathroom
- Living Room with Marina Views : Balcony
- Fitted Kitchen with Integrated Appliances
- Car Parking Bay plus Communal Cycle Store
- Perfect for Retirement, Weekend Home or Investment



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## In Brief

We have pleasure in marketing for sale this superb **GROUND FLOOR WATERSIDE APARTMENT** situated in a modern, gated complex on Spice Island within this highly requested **CONSERVATION AREA** of Old Portsmouth.

**PERFECT** as a weekend retreat by the sea, investment, retirement or professionals, everything is only a short stroll away including the historic Hotwalls (beach), excellent hostellers and Gunwharf Quays providing **DESIGNER** shopping, cafes, bars and restaurants together with numerous leisure facilities including a multi screen cinema, bowling centre and casino.

At over 700 sq.ft (68.5 sq.m), this spacious apartment enjoys **WONDERFUL** views over The Camber Dock and Marina from both the living room and kitchen plus the enclosed **BALCONY** with glass screening. The fitted kitchen is well equipped with integrated oven, hob, fridge/freezer plus washing machine and features double glazed doors to the balcony. There are two **DOUBLE** bedrooms (both with wardrobes) with an en-suite w.c and utility (formally the en-suite shower room) off the master bedroom plus main bathroom with shower.

Externally, the apartment comes with its privately owned **PARKING** bay and a communal cycle store. With gas central heating, double glazing throughout, a long lease, share of the freehold and no forward chain, we would strongly recommend your earliest inspection.

**£375,000**

## KEY FACTS

**TENURE:** Leasehold – Share of Freehold

**TERM:** 999 years from February 2020

**GROUND RENT:** None

**SERVICE CHARGE:** £1,745 pa 2023/24 including building insurance.

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'



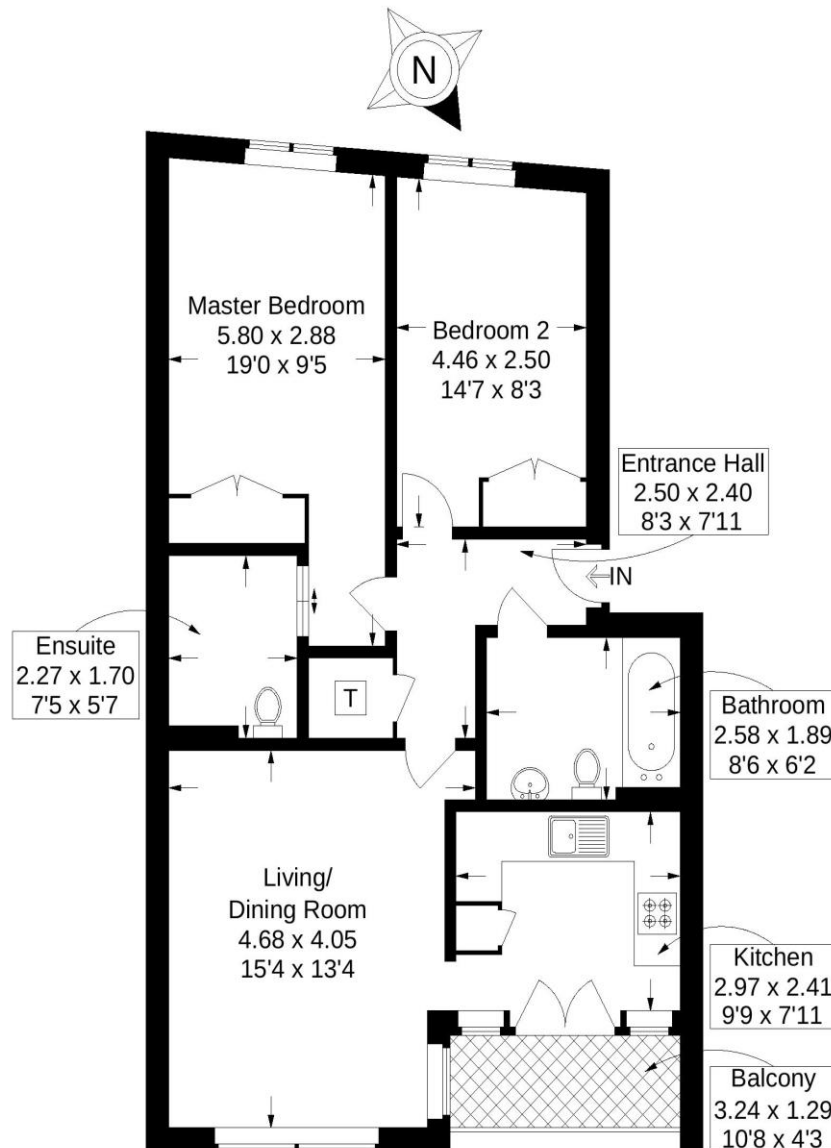
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## Spinnaker Quay, Broad Street, Old Portsmouth

Approximate Gross Internal Area = 68.5 sq m / 737 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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