

87 No.1 BUILDING

GUNWHARF QUAYS | PORTSMOUTH | PO1 3FS



£420,000
Leasehold

- Outstanding Two Bedroom Apartment with Strong Investment Potential.
- Views of City, Harbour & Isle Of Wight
- Allocated Parking in Covered Parking
- Usable Balcony Accessed from Living Room
- Master Bedroom, En-suite Shower Room
- Three High Speed Lifts to 13th Floor
- Concierge Service on Ground Floor
- Iconic Landmark Building



In Brief

We are pleased to bring to the market this two Bedroom Apartment Located on the 13th Floor of this **ICONIC** building located in the heart of the renowned **GUNWHARF Quays** complex. The apartment would make a stunning main residence or pied a terre with its extensive and impressive views and facilities or alternatively, a successful investment purchase. The present owner has utilised it as an **INVESTMENT** property with an annual rental income of £28k+ with the current tenancy ending at the end of September 2024. The **VIEWS** from the apartment reach out across the City **SKYLINE** towards Hayling Island and South over the Harbour Approaches towards the Isle of Wight and Eastern **SOLENT**. The Balcony located off the Lounge accommodates several people offering a lofty view to observe the waterborne and city activity. Viewing is strongly recommended.

£420,000

KEY FACTS

ANNUAL SERVICE CHARGE : £3750

GROUND RENT: £545

Charges are inclusive of Water, Concierge and Building Insurance

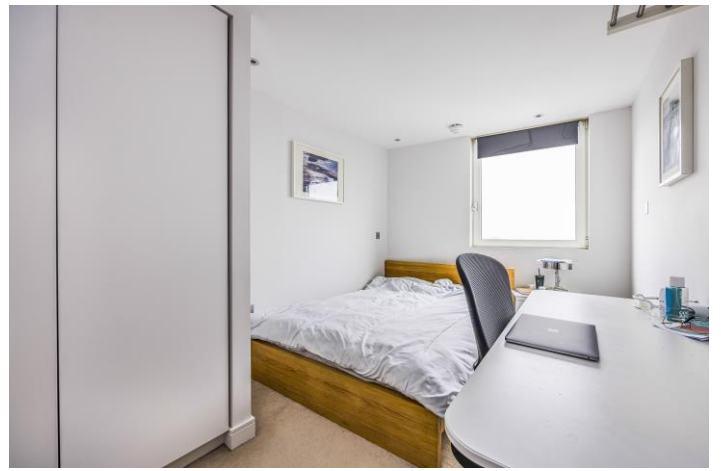
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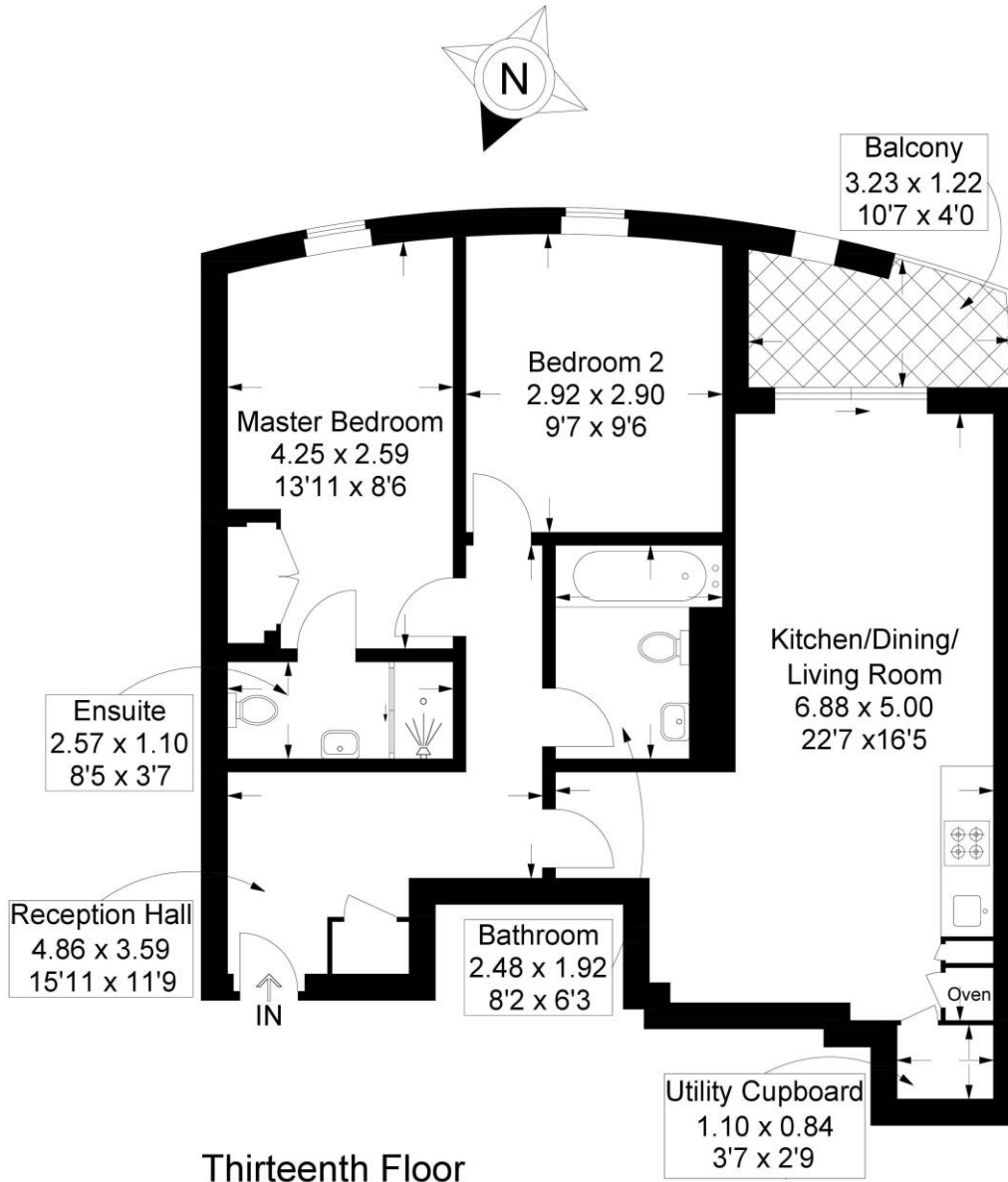
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No. 1 Building, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 59 sq m / 635 sq ft



Thirteenth Floor

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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