

BRECON HOUSE

GUNWHARF QUAYS | HAMPSHIRE | PO1 3BP



£749,950
Leasehold

- Spectacular Penthouse within Gunwharf Quays
- Located within the Highly Requested Brecon House
- Open Plan Living & Kitchen with Balcony Views
- Modern Kitchen with Integrated AEG Appliances
- Three Double Bedrooms : Ensuite to Master Bedroom
- Double Glazing : Electric Heating : Air Conditioning
- Two Secure Underground Parking Spaces
- Viewing Advised!





In Brief

We are delighted to market this exceptional three bedroom penthouse located within Brecon House, which is a highly requested development within Gunwharf Quays.

Gunwharf Quays enjoys many designer shops, cafes, bars, restaurants, multi-screen cinema, bowling complex, health club and casino on the door step, the area is the perfect place for RELAXATION and entertainment. Mainline rail service to London Waterloo and other coastal cities is only a short walk way, along with ferries to the Isle of Wight and continental Europe making this an ideal location to commute from or for use as a weekend retreat.

The internal accommodation has been tastefully renovated with Luxury Vinyl flooring and comprises a spacious open plan Kitchen Diner with integrated AEG appliances, down draught Extractor within the Quartz worktop and an AEG Induction Hob, as well as a Balcony, which stretches the length of the apartment and enjoys breathtaking views of the city. The apartment boasts three double bedrooms with access to a balcony and the Master Bedroom enjoying a newly appointed modern Bathroom Suite. There is a separate modern Bathroom Suite having been recently upgraded.

The property further benefits from lift access to all floors, two allocated parking spaces and electric black-out blinds throughout.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

£749,950

KEY FACTS

Tenure: Leasehold

Term: 174 years remaining

Ground Rent: £579.00 per annum

Service Charge: £4,049.00 per annum

EPC Rating: 'C'

Council Tax Band: 'F'



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Total floor area 107.7 sq.m. (1,159 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

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