# CENTURION COURT Gunwharf Quays | Hampshire | PO1 3BQ



# £375,000 Leasehold

- An Impressive Apartment on the Third Floor
- Highly Requested Gunwharf Quays Location
- Two Bedrooms : Ensuite to the Master Bedroom
- Spacious Modern Kitchen with Integrated Appliances
- Offered with No Forward Chain
- Double Glazing : Private Balcony
- Two Allocated Parking Spaces
- Viewing Advised!





### In Brief

We are delighted to offer for sale this spacious two bedroom apartment located on the third and is being offered with no forward chain.

The property is located within the highly desirable Gunwharf Quays, which boasts a variety of Outlet Shops and Restaurants.

The internal accommodation comprises two double bedrooms, Ensuite to the Master Bedroom, a separate Family Bathroom, Spacious Open Plan Kitchen/ Living Room with Integrated Appliances.

The property further benefits from two allocated parking spaces within the underground secure parking area and easy transport links into London via Portsmouth Harbour.

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

## £375,000

#### **KEY FACTS**

TENURE: Leasehold TERM: TBC GROUND RENT: £463.00 per annum SERVICE CHARGE: TBC per annum EPC RATING: 'C' COUNCIL TAX BAND: 'E'



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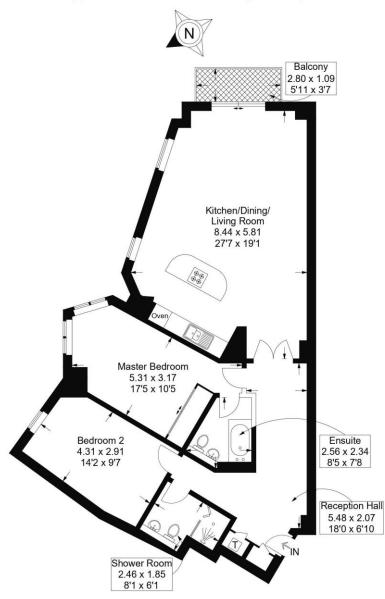






#### Centurion Court, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 95.9 sq m / 1032 sq ft



#### Third 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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The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.