

THE VULCAN

GUNWHARF QUAYS | HAMPSHIRE | PO1 3BF



£395,000
Leasehold

- Superb Second Floor Apartment
- Beautiful Grade II Listed Landmark Building
- Highly Requested Gunwharf Quays Development
- Two Double Bedrooms with Built in Wardrobes
- En-Suite Bathroom Room plus Shower Room
- Open Plan Living Room & Kitchen with Vaulted Ceiling
- Kitchen with range of Integrated Appliances
- Designated Parking Bay plus Two Visitor Parking Permits



In Brief

We have pleasure in marketing for sale this delightful two bedroom apartment **COMMANDING** a central second floor location just below the clock tower of this **ICONIC** Grade II Listed former armory building within the highly requested Gunwharf Quays Marina development. Beautifully **RESTORED** by Berkeley Homes in 2005, The Vulcan building overlooks the former parade ground where an allocated parking bay will be waiting for you. Once inside, you will find spacious reception areas with **EXPOSED WALLS** and beams plus wide staircases and lift service to all floors. At over 1,000 sq.ft (96.2 sq.m), the apartment provides a spacious layout comprising; entrance hall, open plan '**VAULTED**' living/dining/kitchen complete with a range of integrated appliances and electrically operated skylight windows. Either side of the living quarters are two double bedrooms both fitted with an extensive range of built in wardrobes and storage facilities. The master bedroom benefits from an **EN-SUITE** bathroom while the shower room adjoins bedroom two. As well as **ALLOCATED PARKING** there are two visitor parking permits supplied with the property. There is no onward chain so please book an appointment at your earliest opportunity.

£395,000

KEY FACTS

TENURE: Leasehold

TERM: 199 years commencing 1/4/1999

GROUND RENT: £TBC per annum

SERVICE CHARGE: £TBC per annum

EPC RATING: 'D'

COUNCIL TAX BAND: 'E'



THE VULCAN

GUNWHARF QUAYS | HAMPSHIRE | PO1 3BF



The Vulcan Building, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area
96.2 sq m / 1035 sq ft



 = Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. (ID330786)

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com