# THE VULCAN

GUNWHARF QUAYS | HAMPSHIRE | PO1 3BF



### £395,000 Leasehold

- Superb Second Floor Apartment
- Beautiful Grade ll 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 ll Listed former armory building within the highly requested development. Gunwharf Quays Marina 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'



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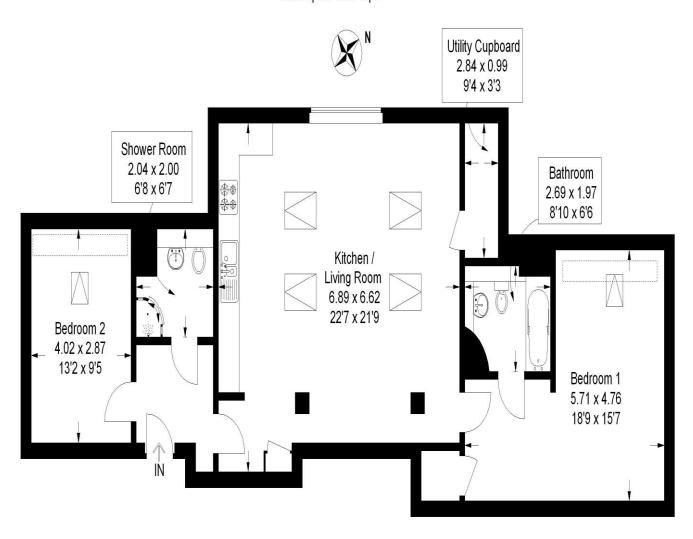






## The Vulcan Building, Gunwharf Quays, Portsmouth

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)

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