

# No.1 BUILDING

GUNWHARF QUAYS | PORTSMOUTH | PO1 3FR



£635,000  
Leasehold

- Exceptional Fourth Floor Apartment with Sea Views
- Three Double Bedrooms : Two Ensuites : Family Bathroom
- Open Plan Living & Kitchen with Integrated Appliances
- Walking Distance to Shops and Restaurants
- Private Balcony from Main Bedroom
- Allocated Parking : Electric Heating
- Offered with No Forward Chain
- Viewing Advised!



## In Brief

This contemporary apartment offers well-designed living space with breath taking views from the fourth floor. The property boasts three bedrooms, including a spacious primary bedroom with an ensuite, and two further modern bathrooms.

The heart of the home is an open-plan living, dining, and kitchen area. The kitchen is a testament to modern design, featuring sleek white cabinetry, integrated appliances, and a contrasting dark countertop. Recessed lighting throughout adds to the contemporary ambiance. Large floor-to-ceiling windows dominate the living areas, flooding the space with natural light and offering panoramic views of the surrounding city. The apartment includes a private balcony, accessible through sliding glass doors, providing an outdoor extension of the living space. The balcony features a wood-decked floor and glass balustrades, maintaining the unobstructed views. The bathrooms are finished to a high standard, with modern fixtures, large format tiles, and stylish heated towel rails. One bathroom showcases a walk-in shower with a glass enclosure, while another includes a bathtub.

Throughout the apartment, the decor is minimalist and neutral, with pristine white walls and carpeting in the bedrooms, creating a blank canvas for personalization. The hallway features a full-length mirror, enhancing the sense of space. This apartment combines functionality with style, offering a luxurious urban living experience with its modern amenities and breathtaking city views.

£635,000

## KEY FACTS

**TENURE:** Leasehold

**TERM:** TBC

**GROUND RENT:** £TBC

**SERVICE CHARGE:** £TBC

**EPC RATING:** 'TBC'

**COUNCIL TAX BAND:** 'E'





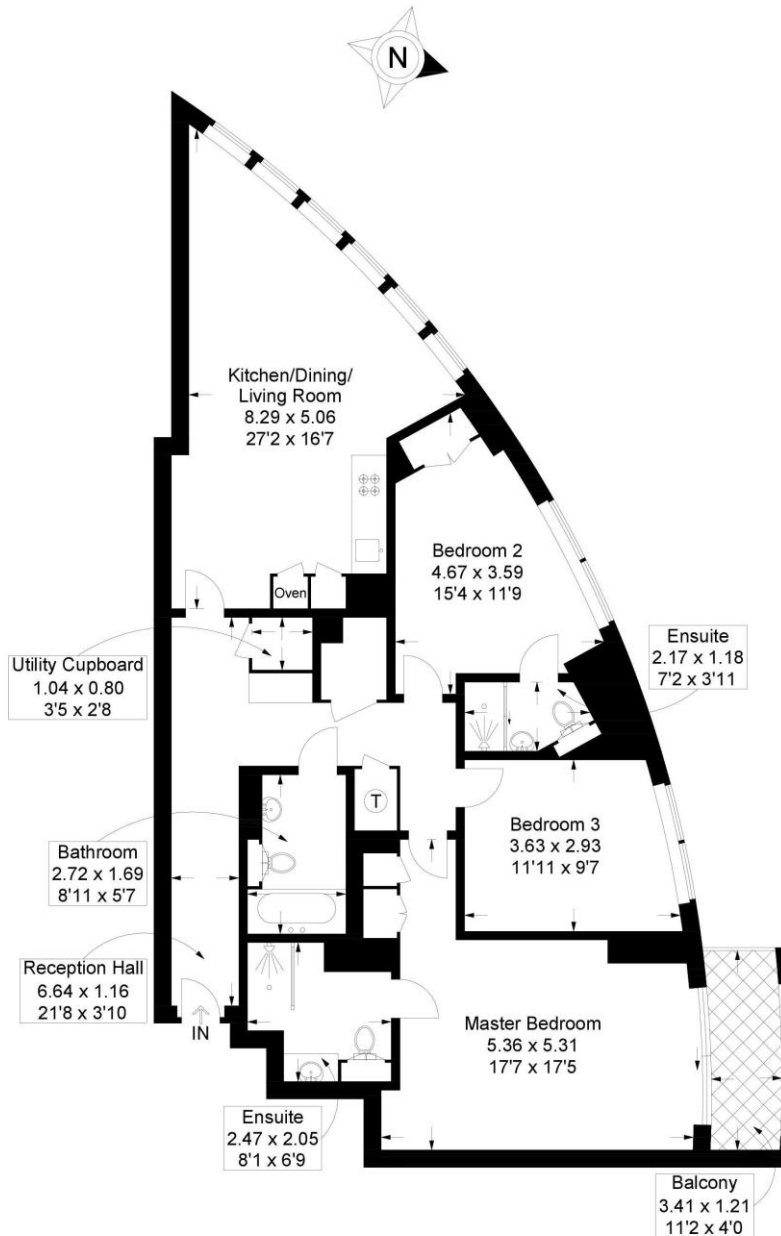
# No.1 BUILDING

GUNWHARF QUAYS | PORTSMOUTH | PO1 3FR



## No. 1 Building, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 107 sq m / 1152 sq ft



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.

**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](http://www.fryandkent.com)