

THE CRESCENT

GUNWHARF QUAYS | HAMPSHIRE | PO1 3SZ



£550,000
Leasehold

- Outstanding Tenth/ Eleventh Floor Apartment
- Three Bedrooms : Ensuite to the Master
- Located within the Highly Requested Gunwharf Quays
- Open Plan Living & Kitchen with Balcony Views
- Short Walk to Southsea Seafront, and Train Station
- Allocated Parking : Shared Bike Store
- Offered with No Forward Chain
- Viewing Advised!



In Brief

This contemporary split level apartment offers a blend of style and functionality across two floors, and being offered with no forward chain. The lower floor, hosts the main living areas, two bedrooms, with an ensuite to the master bedroom, while the upper floor contains an additional bedroom and WC.

The interior showcases a modern aesthetic with clean lines and a neutral colour palette. The kitchen is a highlight, boasting glossy white cabinetry, black countertops, and high-end stainless steel appliances. The kitchen further benefits from air conditioning. A mirrored backsplash. The bathrooms are spacious, featuring modern fixtures, glass shower enclosures, and ample storage. The bedrooms are bright and airy, with large windows and simple, elegant décor, with air conditioning within the main bedroom. The most striking feature of this apartment is its panoramic views. Floor-to-ceiling windows in the living areas and balconies offer breathtaking views of the cityscape, including iconic landmarks and the waterfront.

The living room is spacious and bathed in natural light, ideal for both relaxation and entertaining. High-quality finishes, including polished tile floors and recessed lighting, add to the overall luxurious feel of the space.

£550,000

KEY FACTS

Tenure: Leasehold

Term: approx. 970 years remaining

Ground Rent: £300.00 per annum

Service Charge: £6,000.00 per annum

EPC Rating: 'C'

Council Tax Band: 'F'



THE CRESCENT

GUNWHARF QUAYS | HAMPSHIRE | PO1 3SZ

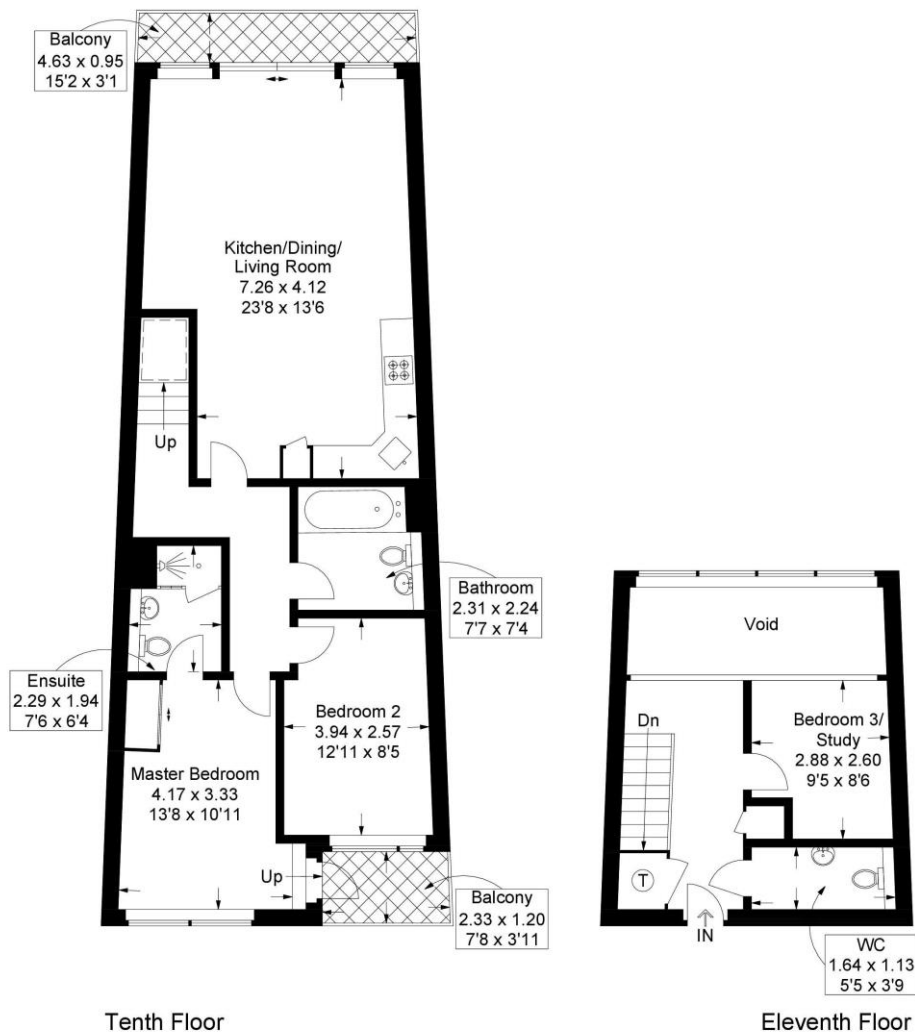


The Crescent, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 95.7 sq m / 1030 sq ft
(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 0.9 sq m / 10 sq ft

Total = 96.6 sq m / 1040 sq ft



 = Reduced headroom below 1.5m / 5'0"

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