

CENTURION COURT

GUNWHARF QUAYS | HAMPSHIRE | PO1 3BQ



OFFERS IN EXCESS OF £300,000 Leasehold

- Spacious Two Bedroom Second Floor Apartment
- Located within the Highly Requested Gunwharf Quays
- Open Plan Living/ Kitchen with Integrated Appliances
- Two Double Bedrooms : Ensuite to Master Bedroom
- Connections to London via Portsmouth Train Stations
- Allocated Parking : Electric Heating
- Offered with No Forward Chain
- Viewing Advised!





In Brief

This spacious apartment features two well-appointed bedrooms, including a primary bedroom and two modern bathrooms, whilst being sold with no forward chain. The heart of the home is an open-plan living area that combines the kitchen, dining, and living spaces, creating a seamless flow for everyday life and entertaining. The kitchen is a highlight, boasting sleek cream-coloured cabinetry, integrated appliances, and ample counter space. The living room is bathed in natural light thanks to large windows that open onto a private balcony, offering stunning views of the surrounding area. Throughout the apartment, light wood flooring adds warmth and continuity, complemented by neutral-toned walls that create a bright, airy atmosphere. The bathrooms are tastefully designed with neutral tiles, modern fixtures, and a mix of shower and bathtub options. The double bedrooms are cozy retreats, with the second bedroom featuring built-in storage and charming city views. The apartment's layout includes a welcoming hallway that connects all rooms efficiently. Attention to detail is evident in the thoughtful lighting design, with recessed lights in the kitchen and living areas, and stylish fixtures in other rooms. The balcony not only extends the living space but also allows residents to enjoy the vibrant urban environment from the comfort of their home. This apartment is ideal for those seeking a contemporary living space in the heart of a dynamic city, offering both comfort and convenience in a well-designed, compact layout.

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KEY FACTS

TENURE: Leasehold

TERM: 177 years remaining

GROUND RENT: £463.00 per annum

SERVICE CHARGE: £2,665.57 per annum

EPC RATING: 'C'

COUNCIL TAX BAND: 'E'



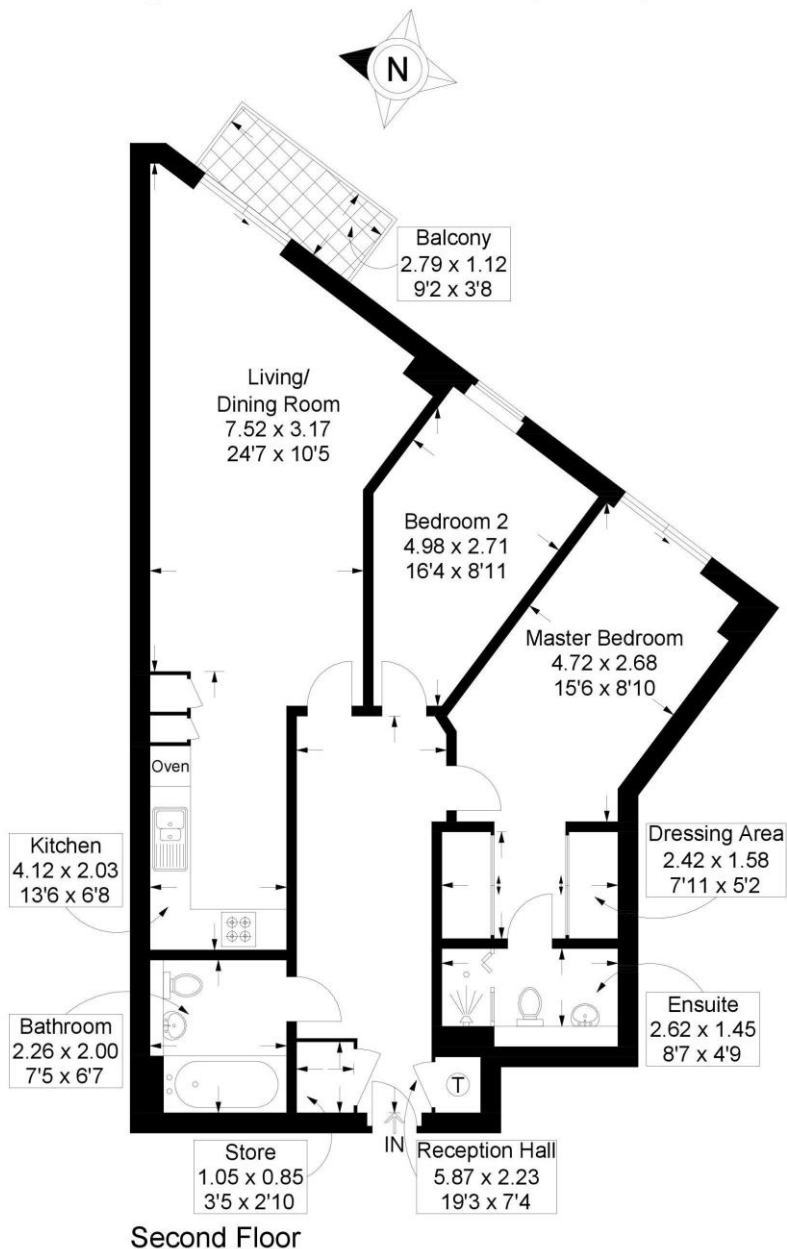
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Centurion Court, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 82.9 sq m / 892 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.

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