

BRECON HOUSE

GUNWHARF QUAYS | PORTSMOUTH | PO1 3BP



£650,000
Leasehold

- Outstanding Penthouse Apartment
- Direct Sea Views with Wraparound Balcony
- Open Plan Living/ Kitchen with Integrated Appliances
- Three Double Bedrooms : Ensuite to the Main Bedroom
- Walking Distance to Train Stations
- Allocated Parking : Electric Heating
- Offered with No Forward Chain
- Viewing Advised!



In Brief

This contemporary three bedroom penthouse apartment offers a harmonious blend of urban living and waterfront charm. The property boasts an efficient layout with three bedrooms, two bathrooms, an open plan kitchen/ living room, and a spacious entrance hallway. The primary bedroom provides ample space for comfort and relaxation. The apartment's most striking feature is its expansive floor-to-ceiling windows, which flood the interior with natural light and offer breathtaking panoramic views of the surrounding waterfront. The wraparound balcony extends the living space outdoors, providing perfect vantage points to observe the bustling marina, iconic Spinnaker Tower, and the vibrant cityscape below. Inside, the property showcases a modern aesthetic with clean lines and a neutral colour palette. The living room is bright and airy, with comfortable seating and a sleek entertainment setup. The kitchen is well-appointed with white cabinetry, countertops, and integrated appliances. The bedrooms continue the contemporary theme, with the primary bedroom featuring wall-to-wall windows that frame stunning views. The bathrooms are tastefully designed with white fixtures, glass shower enclosures, and subtle accent tiling. Throughout the apartment, recessed lighting and a combination of carpeted and tiled flooring add to the overall sense of sophistication. The property's location in a modern high-rise ensures residents can enjoy the energy of urban living while basking in the serenity of waterfront views, making it an ideal home for those seeking a perfect balance of city convenience and coastal allure.

£650,000

KEY FACTS

Tenure: Leasehold

Term: 173 years remaining

Ground Rent: £579.00 per annum

Service Charge: £3150.22 per annum

EPC Rating: 'TBC'

Council Tax Band: 'F'



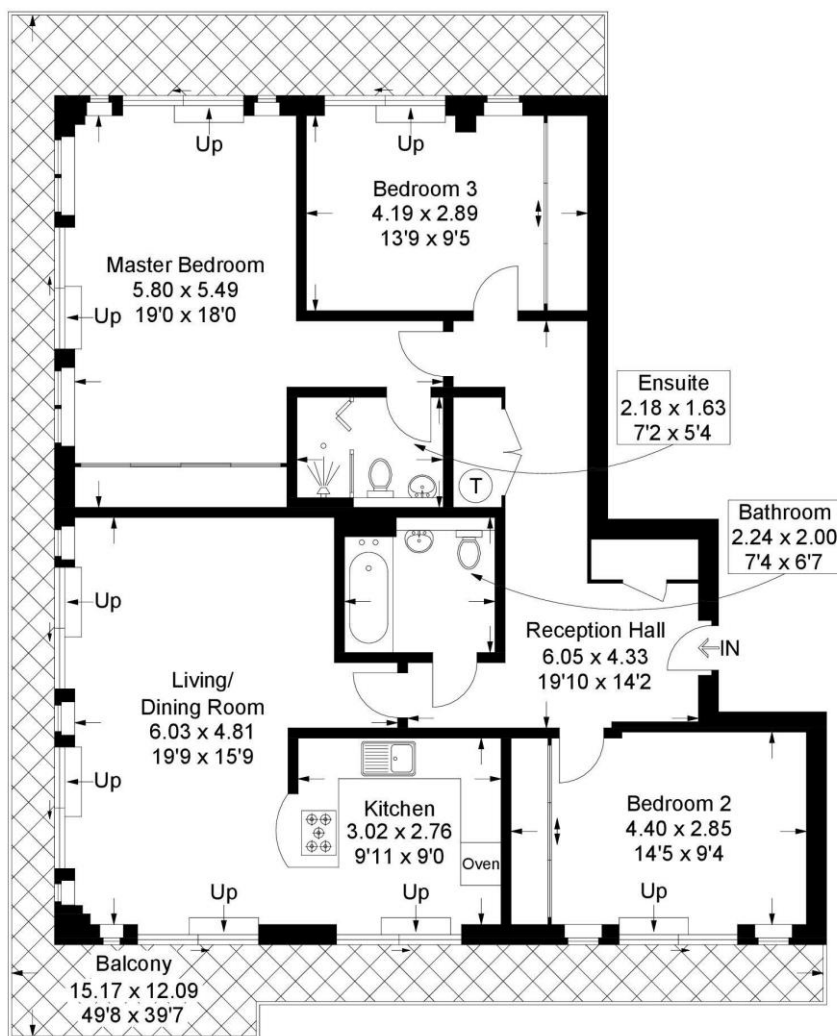
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Brecon House, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 107.9 sq m / 1161 sq ft



Sixth Floor

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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