



## QUAY HOUSE

BROAD STREET | OLD PORTSMOUTH | PO1 2GL

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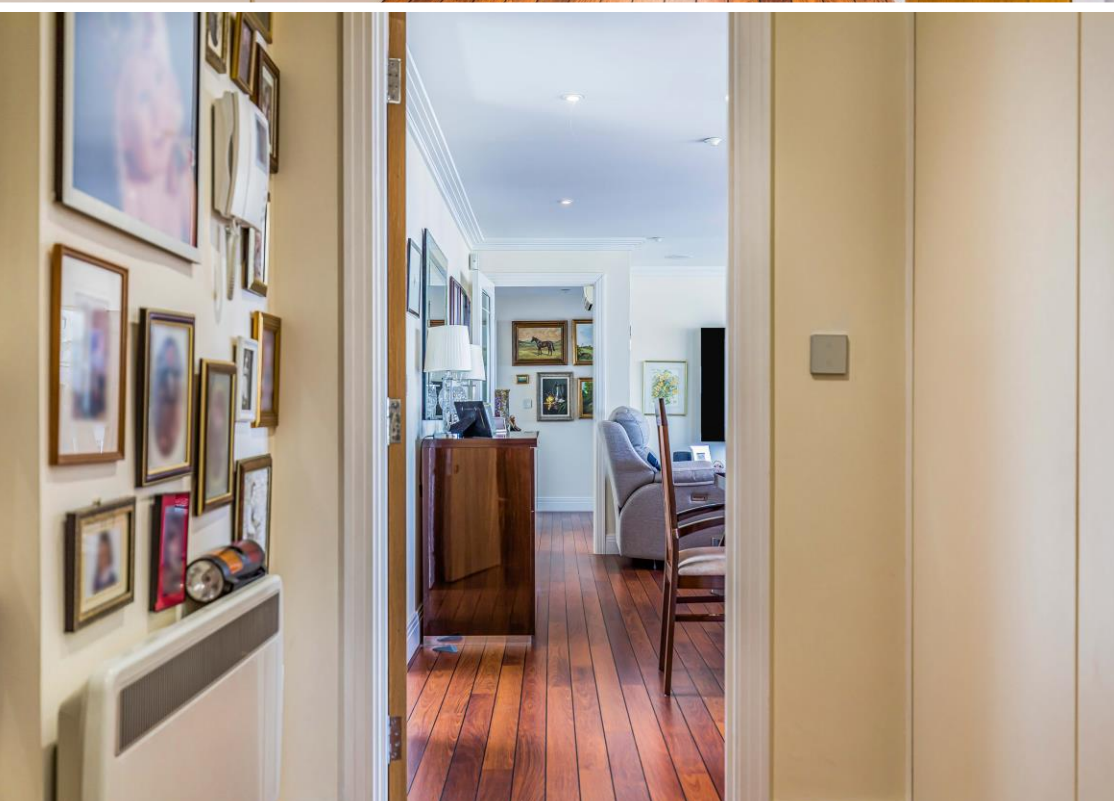
Leasehold – Share of  
Freehold

£995,000

## In Brief

We have pleasure in marketing for sale this fabulous Penthouse apartment situated on the top floor of this very stylish Art Deco building located on Spice Island within the Cathedral City of Old Portsmouth and enjoying stunning 360-degree views across the harbour, Gunwharf Quays marina, Camber Dock, The Solent and Isle of Wight beyond. Geographically, Spice Island is a small peninsular within this historical conservation area and home to 15<sup>th</sup> century fortifications, The Hotwalls art studios, beach along with the many cafes, bars and restaurants associated with this fashionable area. The marina complex of Gunwharf Quays is just a short stroll along the Millennium Walk providing a host of designer shops, leisure facilities and quality restaurants including a multi-screen cinema, bowling complex, casino and the iconic 170 meter high Spinnaker Tower. You will also find a main line railway service to London (Waterloo) as well as frequent ferry crossings to the Isle of Wight close by making this the perfect destination on the south coast.







## The Property

With lift access directly into the penthouse, you will be welcomed to over 1,600 sq.ft (150 sq.m) of accommodation including an upper floor terrace room which enjoys glorious views across Portsmouth harbour, The Solent and Isle of Wight. Beautifully presented throughout, the accommodation includes; a reception hall with stairs to the roof terrace and inner door to the very impressive living/dining room complete with quality wood flooring and bi-fold doors leading to a balcony with direct views over Gunwharf Quays marina and the Spinnaker Tower. There is a useful study/third bedroom with a range of fitted office furniture and feature porthole window off the dining area. The stunning kitchen/breakfast room comes complete with a range of high quality integrated appliances including a Siemens oven, combination microwave oven, coffee maker, hob with ceiling extractor, wine cooler, dishwasher and washing machine as well as granite worktops. The inner hall leads to two double bedrooms both with built-in wardrobes with the master bedroom featuring an en-suite shower room. There is also a large family bathroom. Once on the upper floor, there is a delightful double glazed sunroom with bi-fold doors to a 22ft x 21ft roof terrace with panoramic sea and landscape views together with an additional multi-use guest bedroom. The property benefits from double glazing plus an efficient underfloor air-source heat pump system. Externally, there is electronic access to the secure parking area with a designated parking bay together with a useful lock-up cycle store. With a share of freehold and long lease, this is an excellent and rare opportunity not to be missed.





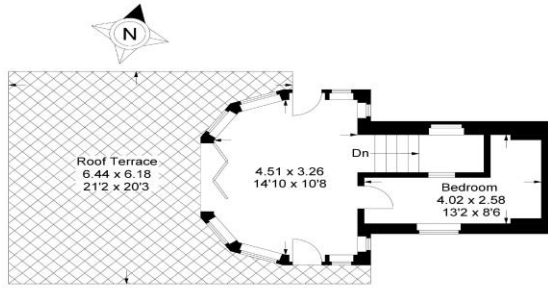
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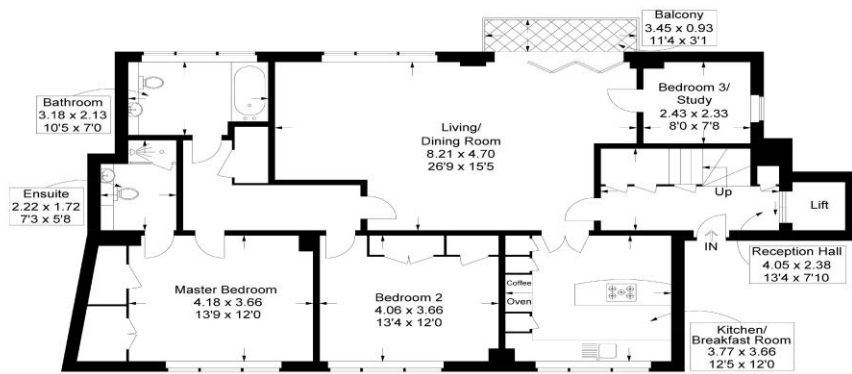


## Quay House, Broad Street, Old Portsmouth

Approximate Gross Internal Area = 149.8 sq m / 1613 sq ft



Third Floor



Second 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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The services or appliances, plumbing, heating or electric installations have not been tested by the selling agent so we are unable to confirm that they are in working order. Whilst we endeavour to make our sales details accurate and reliable, they should not be relied upon as statements or representations of fact, and do not constitute any part of an offer contract. The seller does not make or give, nor do we or our employees have the authority to make or give, any representation or warranty in relation to the property.

### AGENTS NOTES

**TENURE:** Leasehold – Share of Freehold

**TERM:** 999 years from 1<sup>st</sup> January 2012

**GROUND RENT:** None

**SERVICE CHARGE:** £4,125.70 pa including building insurance.

**EPC RATING:** 'C'

**COUNCIL TAX BAND:** 'E'