



FOR SALE

£425,000

25, The Vulcan Gunwharf Quays,
Portsmouth, PO1 3BF.

Tenure: Leasehold

ESTATE  AGENTS

LAWSON ROSE

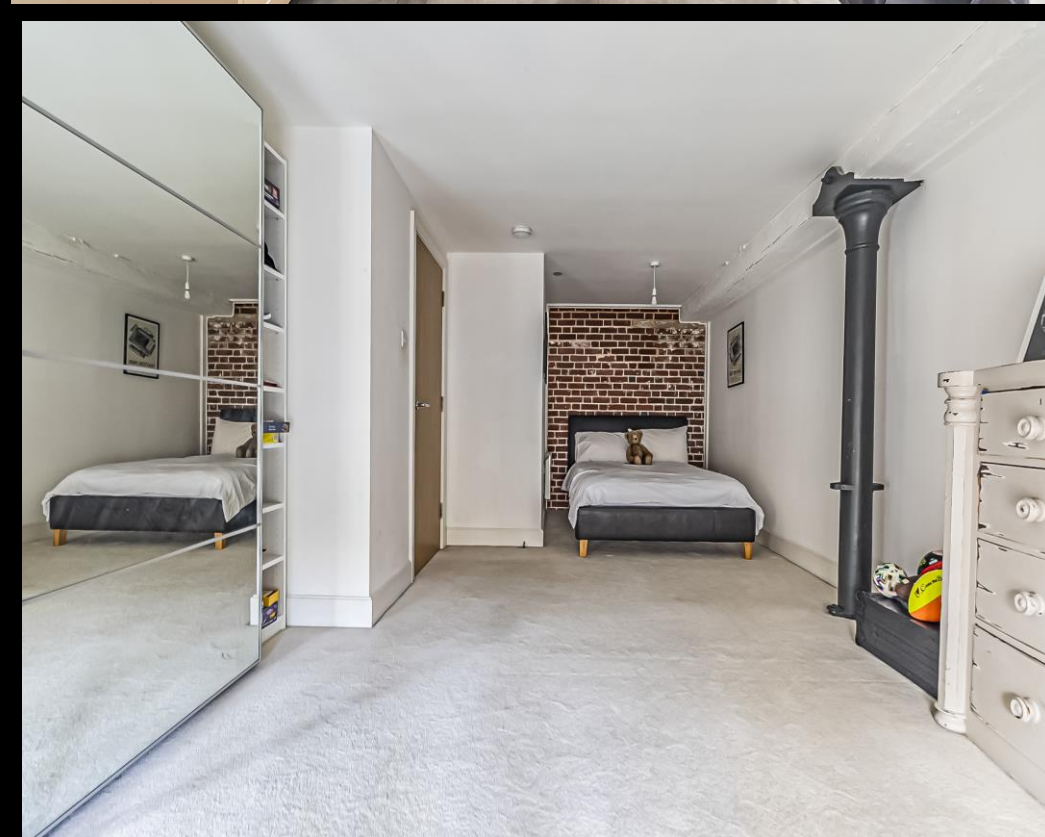
PROPERTY DESCRIPTION

The Vulcan Building, Grade II listed, Built around 1812, this iconic former armoury, blends historical charm with modern flair in the heart of the vibrant Gunwharf Quays marina complex. Expertly transformed in 2005, this unique building now houses, high-demand apartments and boasts an impressive clocktower that stands as a local landmark. This remarkable apartment includes an allocated off-road parking space and exudes character with its seamless mix of heritage and contemporary style. The heart of the home is an awe-inspiring, open-plan kitchen, dining, and living space featuring double-height ceilings, expansive exposed brick walls, and a magnificent arched window that floods the room with natural light. Original strong doors, exposed steel beams and columns, and a stylish balustrade staircase add to the industrial-chic aesthetic, leading up to a mezzanine gallery lounge that overlooks the main living area. On the ground floor, a spacious master bedroom sits conveniently across from a modern, sleek bathroom. Upstairs, adjacent to the mezzanine lounge, you'll find a second generous double bedroom, adding both comfort and versatility to the space. This exceptional apartment must be seen to be fully appreciated – a true gem in a historic setting, perfectly suited for those seeking a distinctive, enviable home. For further information or to request a time to view, please contact the Lawson Rose sales office today.

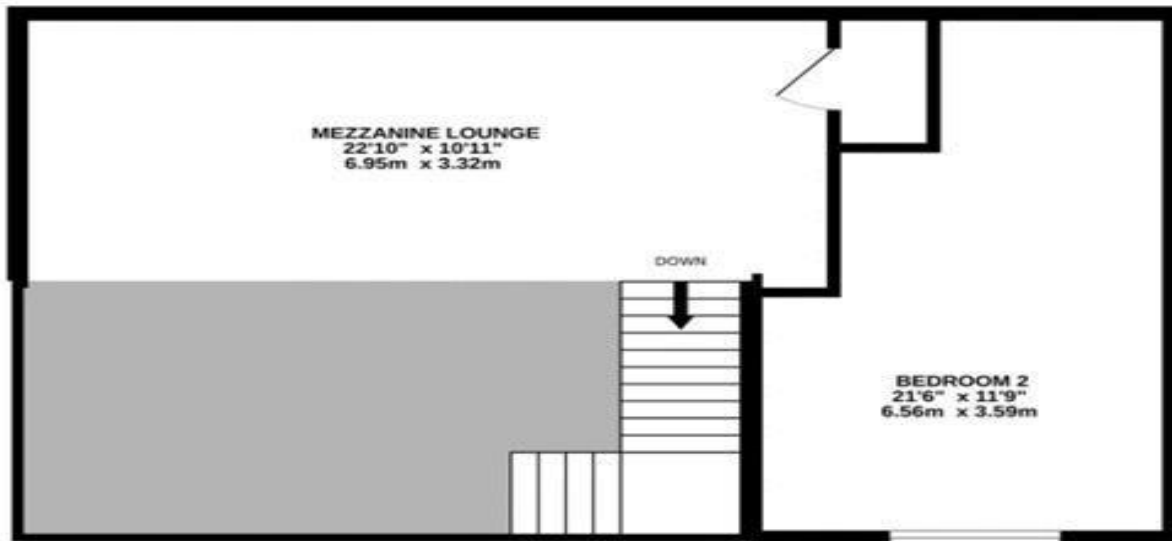
Material Information:

- Construction: Brick Built
- Electricity Supply: Alternating Current
- Heating: Gas Central Heating
- Water Supply: Mains Water Supply
- Sewage: Mains Sewage
- Broadband: Standard, Superfast Fibre and Gfast Fibre are available.
- Mobile: Ofcom Checker shows EE, Three, O2 and Vodafone all have voice and data availability in this area.
- Council Tax: Portsmouth City Council – Band E
- Flood Risk – Low Risk (Stated on the Gov.uk portal)
- Leasehold
- Term: 173 Years Remaining 30/10/24
- Management Company: TBC
- Service Charge: TBC
- Ground Rent: TBC
- Conservation Area: Gunwharf Quays
- Grade II listed

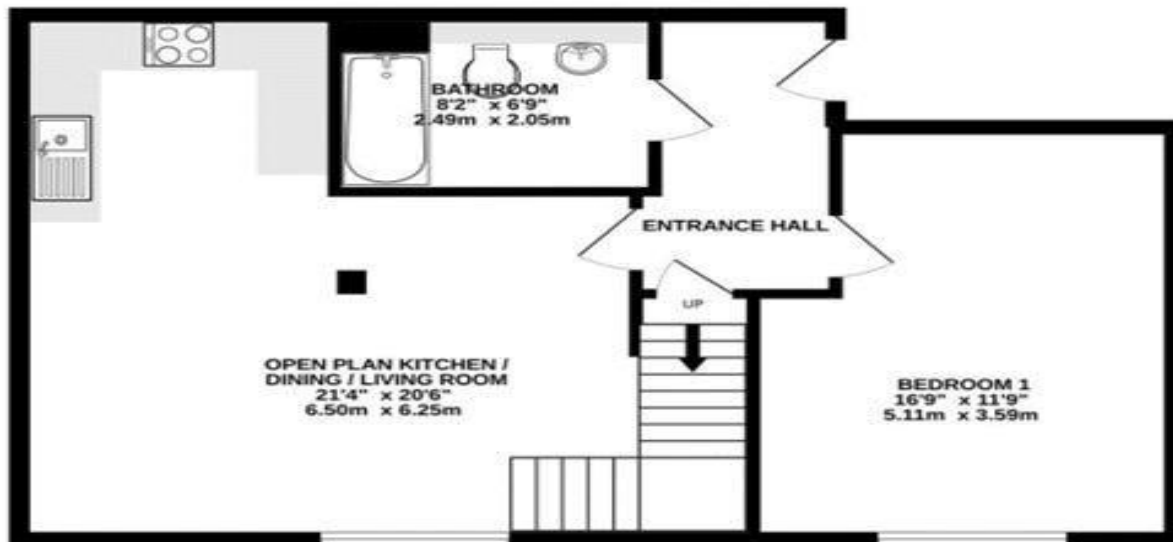




1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



GROUND FLOOR
640 sq.ft. (59.5 sq.m.) approx.



TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Please note that none of the services or appliances have been tested by Lawson Rose Estate Agents.