

Floor Plan

GROUND FLOOR
237 sq.ft. (22.0 sq.m.) approx.



TOTAL FLOOR AREA : 237 sq.ft. (22.0 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(10 plus) A		
(81-91) B			(10-10) B		
(69-80) C			(10-00) C		
(55-68) D			(10-50) D		
(39-54) E			(10-50) E		
(21-38) F			(10-10) F		
(1-20) G			(10-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Flat 63 Gunwharf Quays Portsmouth, PO1 3SG

We are pleased to welcome to the market this studio apartment located in The Roundhouse in the heart of Gunwharf Quays, Portsmouth.

This property consists of a reception room / one bedroom and kitchen all in one. There is a modern shower room also.

The building benefits from a lift.

Situated in the vibrant Gunwharf Quays, this studio apartment is a fantastic opportunity for those seeking a buy-to-let investment. The property is currently tenanted and the rent being achieved is £750 PCM. This provides a gross yield of 7.2% per annum.

With the Shops, bars and restaurants right on your doorstep you are spoilt for choice on where to socialise.

Don't miss out on the chance to own a piece of this bustling waterfront community. Whether you're looking for a new home or an investment opportunity, this studio apartment in Gunwharf Quays is sure to impress.

Asking price £125,000

DIRECTORS

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Flat 63 Gunwharf Quays

Portsmouth, PO1 3SG



- STUDIO APARTMENT
- GUNWHARF QUAYS
- CLOSE TO RESTAURANTS & BARS
- IDEAL FIRST TIME BUY OR BUY-TO-LET
- THE ROUNDHOUSE
- CLOSE TO SHOPPING CENTRE
- CLOSE TO TRAIN STATION
- CURRENTLY RENTED FOR £9000 PER ANNUM

STUDIO AREA

11'9" x 13'5" x 4'7" (3.6 x 4.1 x 1.4)

KITCHEN

7'6" x 6'2" (2.3 x 1.9)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a

proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed.

Lease Information

Lease Length: 108 Years Remaining

Service Charge: £1359.24 Per Annum

Ground Rent: £125 Per Annum

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

