

£375,000

Gunwharf Quays, Portsmouth PO1
3TQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ GUNWHARF QUAYS APARTMENT
- ◆ TWO BEDROOMS
- ◆ ALLOCATED PARKING SPACE
- ◆ TWO BATHROOMS
- ◆ OPEN PLAN ARRANGEMENT
- ◆ OFFERED CHAIN FREE
- ◆ SUPERB POSITION
- ◆ GROUND FLOOR
- ◆ PATIO SPACE
- MUST VIEW

**** IMPRESSIVE GROUND FLOOR APARTMENT SITUATED IN GUNWHARF QUAYS ****

We are delighted to offer for sale this well positioned apartment in Arethusa House, Gunwharf Quays. Situated on the Ground Floor, this lovely home has been a superb investment for the current owners and is now being offered CHAIN FREE.

As you step inside you'll find two good size bedrooms, family bathroom and an en-suite servicing bedroom 1. The apartment

comes to life with an impressive open plan lounge/ kitchen / diner arrangement. There is dual aspect windows at the lounge end of this space with great views over the adjoining buildings and to the waterfront.

The property also comes with the added bonus of secure underground parking, a must have for this location. Gunwharf Quays is hugely popular with it offering a seafront location with the vibrant shopping and social scene also on your doorstep. A great opportunity that must be viewed at the earliest chance.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk





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PROPERTY INFORMATION

BEDROOM 1

15'4" x 11'0" (4.67m" x 3.35m")

EN-SUITE

BEDROOM 2

11'0" x 10'2" (3.35m" x 3.10m")

L-SHAPED KITCHEN / LOUNGE / DINER

32'2" x 19'7" max (9.80m" x 5.97m" max)

PATIO AREA

UNDERGROUND PARKING

Anti-Money Laundering (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Council Tax Band E

Portsmouth City Council: BAND E

Leasehold Information

Management Company : Lease Length : 176 years Ground Rent : £231 per annum Service Charge : circa £2755 per annum

Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Offer Check Procedure -

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability

whenever we submit an offer. Thank you.

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Bernards Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

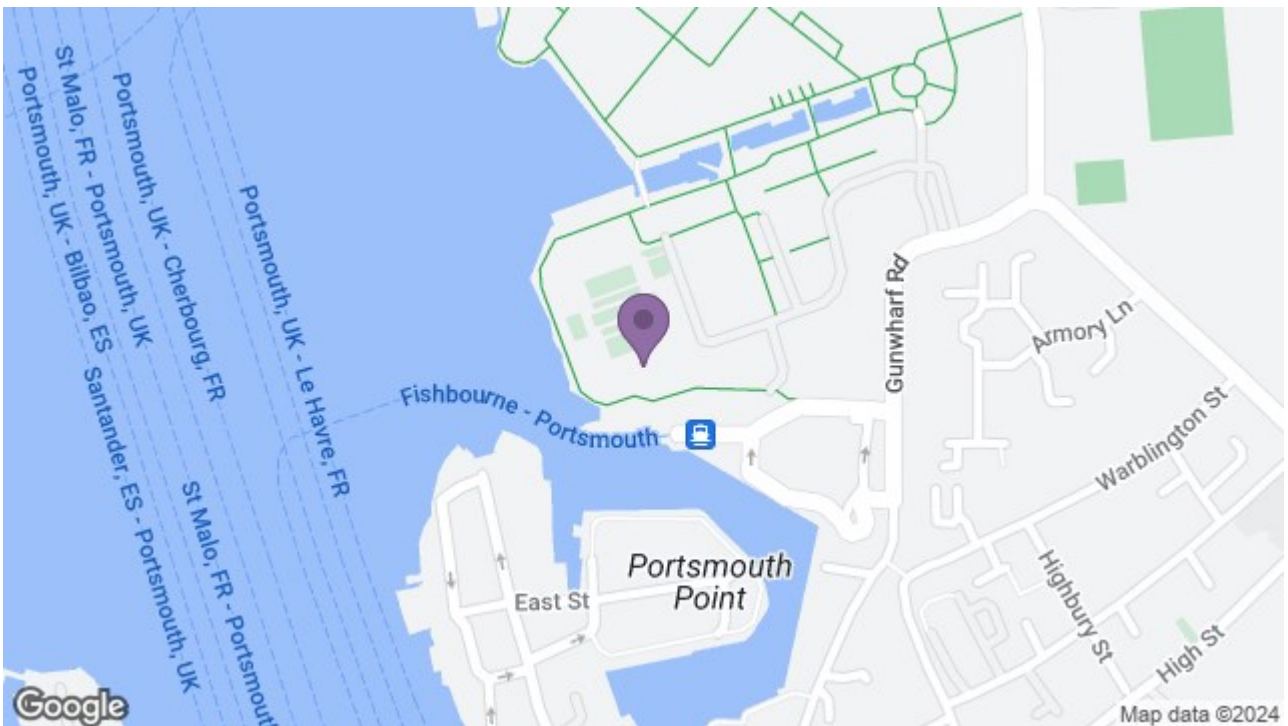


GROUND FLOOR
942 sq.ft. (87.6 sq.m.) approx.



TOTAL FLOOR AREA : 942 sq.ft. (87.6 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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