

£399,950

Gunwharf Quays, Portsmouth PO1
3ET

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING VIEWS & BALCONY
- ❖ SECURE ALLOCATED PARKING
- ❖ MODERN FINISH
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ AMPLE BUILT IN STORAGE
- ❖ GUNWHARF QUAYS
- ❖ UNDERFLOOR HEATING
- ❖ GREAT PURCHASE
- A MUST VIEW

**** STUNNING VIEWS AVAILABLE WITH THIS SUPERB GUNWHARF QUAYS APARTMENT ****

We are delighted to bring to market this exceptional apartment in Gunwharf Quays. Offering far reaching views from a private balcony, this wonderful abode offers style, light and an abundance of living space that is largely unrivalled.

The heart of the home is undoubtedly the living / kitchen area. A vast room with a huge amount of space, you can comfortably accommodate a suite, dining table and breakfast stools making this a social space to

be proud of. The kitchen has been upgraded in recent times and with the views over Southsea & Old Portsmouth, you will spend the vast majority of your time in this area.

Both bedrooms can accommodate double beds, the master also offering an en-suite to only add to the appeal. The apartment comes with secure underground parking as well additional storage which many lack.

The location is second to none being on the doorstep of the vibrant Gunwharf Quays scene whilst offering superb access to the seafront and cobbled streets of Old Portsmouth. A brilliant apartment that must be viewed.

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





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

24'9" x 22'5" (7.54m x 6.83m)

BEDROOM ONE

10'11" x 14'6" (3.33m x 4.42m)

ENSUITE

7'7" x 4'10" (2.31m x 1.47m)

BEDROOM TWO

10' x 8' (3.05m x 2.44m)

BATHROOM

7'8" x 5'7" (2.34m x 1.70m)

BALCONY

PARKING

Allocated parking in an underground residents car park

Leasehold Information

Annual Service Charge: 6330 per annum

Ground rent: £200

Time on lease: 177 years

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.

Council Tax Band E

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

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.

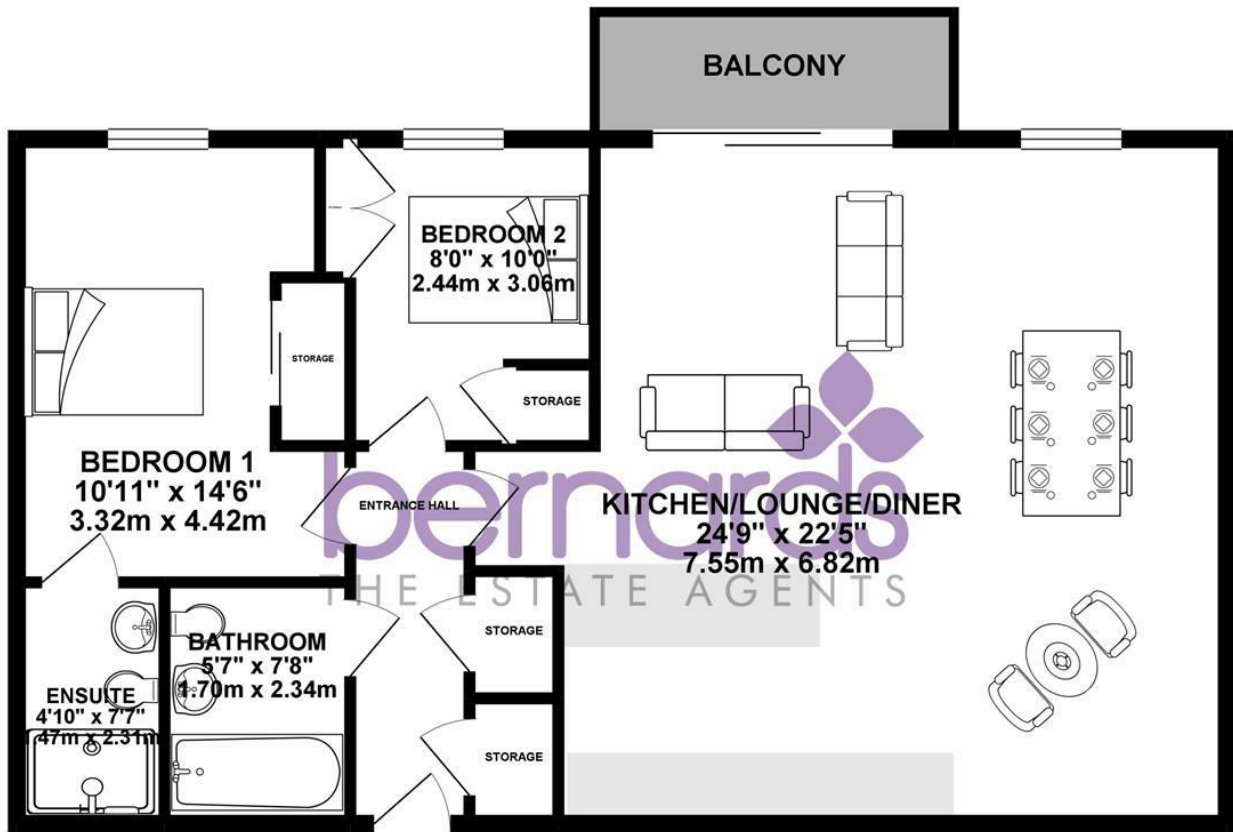
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	73
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

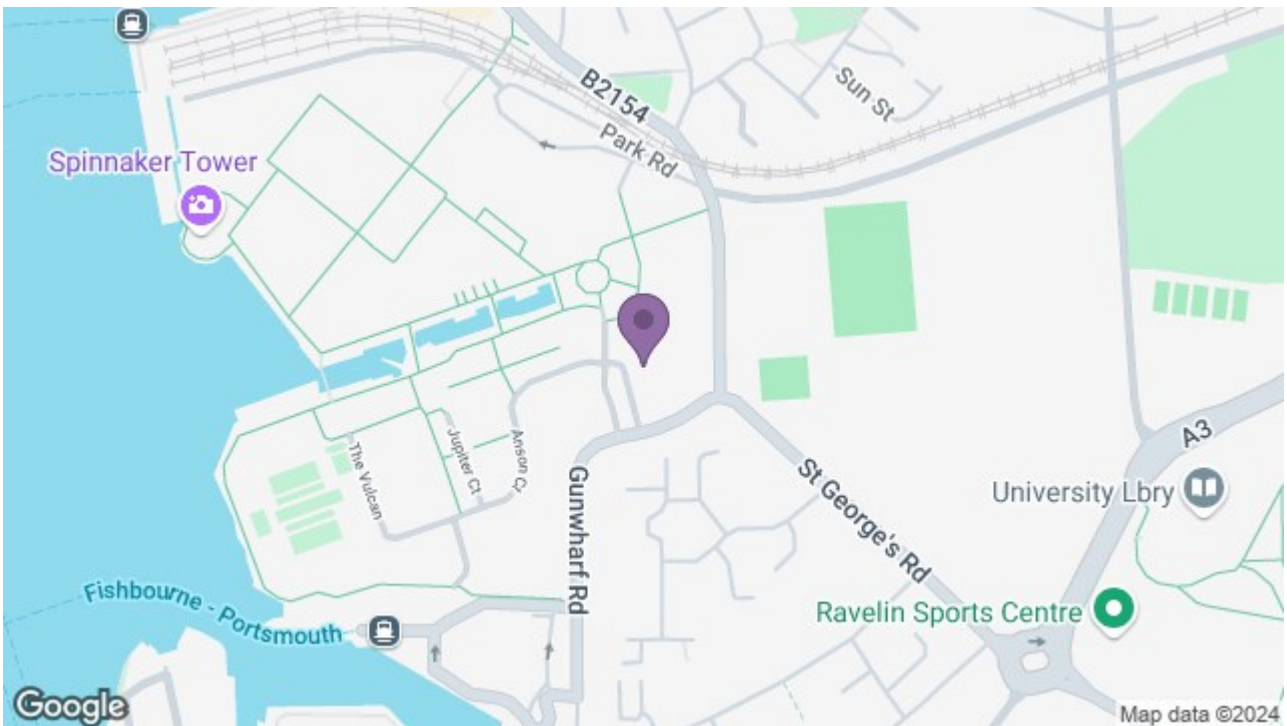


GROUND FLOOR 885.25 sq. ft.
(82.24 sq. m.)



TOTAL FLOOR AREA : 885.25 sq. ft. (82.24 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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