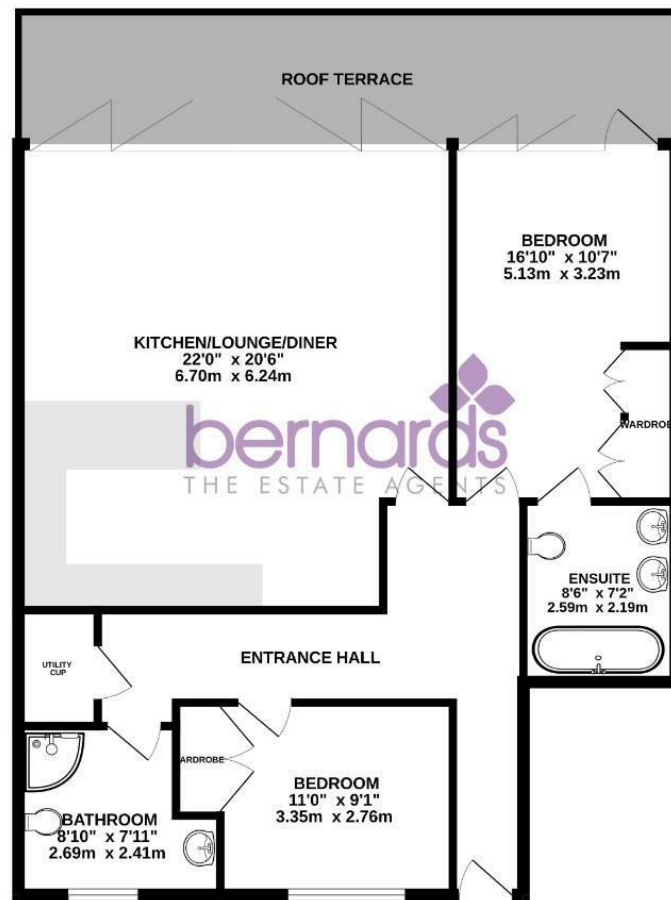


PENTHOUSE/  
3RD FLOOR  
1025 sq.ft. (95.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.2 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.  
Made with Mapbox 12/25



8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



Offers In Excess Of £440,000

The Hard, Portsmouth PO1 3DT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ PENTHOUSE APARTMENT
- ❖ TWO BEDROOMS
- ❖ VIEWS OVER PORTSMOUTH HARBOUR
- ❖ STUNNING FINISH
- ❖ LARGE BALCONY
- ❖ ENSUITE TO MASTER
- ❖ OPEN PLAN
- ❖ CLOSE TO GUNWHARF
- ❖ CLOSE TO TRANSPORT LINKS
- CALL TO VIEW

The Gieves apartments are within the historic former "Gieves and Hawkes" tailoring factory and showrooms. This penthouse apartment is located a short walk to Gunwharf Quays and offers views across Portsmouth Harbour from the balcony.

One of the main attractions to this property has to be the open plan kitchen, living/ dining room which offers wonderful hosting space. Bi-fold doors open across the front of the apartment exposing a large balcony providing the indoor/ outdoor living.

Similarly the master bedroom is also located at the front of the apartment with bi-fold doors opening onto the balcony showcasing the fabulous views. The master bedroom also benefits from a wonderfully finished

Ensuite with a free standing bath and dual sinks. The master bedroom also benefits from fitted air conditioning.

Towards the rear of the property there is a good size double bedroom with built in storage along with the family bathroom which again is finished to a high level. The property also benefits from a large store cupboard on the landing area providing additional storage space and a fresh air heat recovery system throughout.

A viewing is highly advised to really appreciate the finish of the property.

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## 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

## 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!

## LEASEHOLD INFORMATION

Lease Length : 102 years Ground Rent : Service Charge : £1200 pa 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.

## KITCHEN/ LOUNGE/ DINER

21'11" x 20'5" (6.70 x 6.24)

## BEDROOM ONE

16'9" x 10'7" (5.13 x 3.23)

## BEDROOM TWO

10'11" x 9'0" (3.35 x 2.76)

## BATHROOM

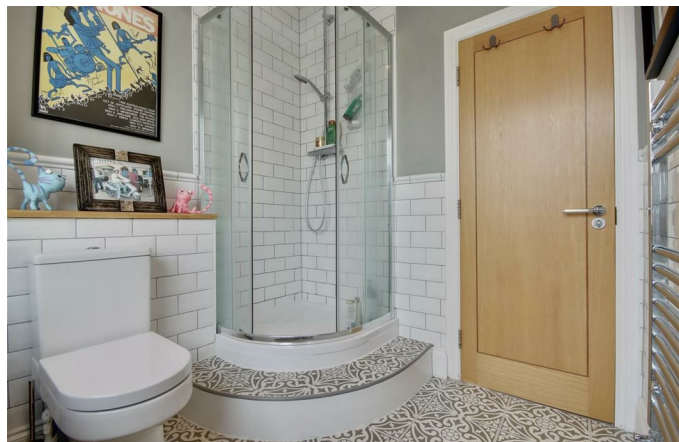
8'9" x 7'10" (2.69 x 2.41)

## ENSUITE

8'5" x 7'2" (2.59 x 2.19)

## PROPERTY TENURE

Leasehold



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 77      | 77        |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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

