



## Flat 4 Quay Gate House

1a Grand Parade | Old Portsmouth | Hampshire | PO1 2NF

FINE & COUNTRY



# STEP INSIDE

## Flat 4 Quay Gate House | Leasehold | Council Tax Band D

Living in Old Portsmouth has many advantages, it is the oldest area of the City with an extensive, historic background with the entrance to the natural harbour protected by Napoleonic Sea Defences. Quay Gate House is unique in its position overlooking the cobbled Grand Parade and Nelsons Monument with views out towards the Solent and the Isle of Wight in the distance, the views are unobscured and being located in a conservation area, are protected. The apartment is one of a kind as the accommodation is arranged over the top two floors of this purpose built apartment building, on the ground floor is a large garage and store and with its own lift service the apartment is unique for the area. On reaching the reception level there is a hallway, 21' sitting room with bay window and outstanding views with a bedroom adjacent, to the rear is a fitted kitchen with far reaching views towards the City and a separate shower room. On the upper level is a further shower room and bedroom/viewing room with doors leading to a 29' terrace which has far reaching views over the roof tops of Battery Row. The views over the Solent are some of the best on the South Coast with the ever-changing sea scape with both merchant and military vessels passing on a regular basis.

The property also has potential to extend into either the air space above or on the existing footprint subject to necessary planning consents and is offered with gas fired central heating, double glazing as well as no forward

chain. Being located in Grand Parade, in the heart of the oldest area of the City, it is considered by many as being a 'village within a city' with public houses, restaurants, shopping amenities, cafes, the The Hot Walls studios, the Camber Dock with its small fishing fleet all within a few minutes' walk, the highly regarded Grammar School and the historic Garrison Church are nearby, you are also within short stroll of the Gunwharf Quays retail and recreation facilities, Portsmouth Harbour Railway Station with its direct links to London Waterloo and Victoria, as well as the Continental Ferry Port. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

**ENTRANCE:** Covered porch over main communal front door and entry phone system leading to:

**COMMUNAL HALLWAY:** Internal glazed door leading to passageway and lift rising to Flat 4 (ONLY), stairs leading to all floors. Storage cupboard.

**FOURTH FLOOR:** Landing, staircase rising to upper roof level, staircase leading to lower level with door to communal hallway. On the mezzanine level is a storage cupboard with shelving and rubbish chute, double glazed window to rear aspect.

**HALLWAY:** Door to primary rooms, built-in storage cupboard with shelving and electric meter.













**SHOWER ROOM:** Fully ceramic tiled shower cubicle with sliding door, ceiling spotlights, double glazed frosted window to rear aspect, concealed cistern w.c., wash hand basin with mixer tap and cupboards under, illuminated mirror over, chrome heated towel rail, tiled surrounds, vinyl flooring.

**KITCHEN:** 13'9" x 8'6" Range of matching wall and floor units with roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap and cupboards under, double glazed window to rear aspect with far reaching views, ceramic tiled surrounds, space and plumbing for slim-line dishwasher, inset four ring gas hob with oven under and extractor hood, fan and light over, space for free standing fridge/freezer, two wall mounted units with glazed panelled doors, brushed steel T bar handles, range of drawer units, washing machine point, panelled door, double radiator, laminate flooring.

**SITTING ROOM:** 21'1" x 13'5" Curved double bay window to front aspect with outstanding views over Nelsons monument, the Napoleonic Sea Defences, towards the Solent and Isle of Wight in the distance, two double radiators, ceiling coving.

**BEDROOM 2:** 13'7" (11'8" to front of wardrobes) x 9'7" Double glazed bow bay window to front aspect with outstanding views over Nelsons monument, the Napoleonic Sea Defences, towards the Solent and Isle of Wight in the distance, double radiator, range of built-in wardrobes to one wall with hanging rail and shelving.

**UPPER FLOOR:** Door to large built-in storage cupboard with range of shelving, staircase rising to roof level.

**ROOF LEVEL:** Landing, open tread staircase which leads to landing with balustrade and access to lift machinery room.

**SHOWER ROOM 2:** Fully ceramic tiled shower cubicle with panelled door, pedestal wash hand basin with mirror splashback, low level w.c., radiator, cupboard housing Vaillant boiler supplying domestic hot water and central heating (not tested).







**BEDROOM 1 / VIEWING ROOM:** 14'10" x 11'1" Double glazed window to rear aspect with far reaching views over roof tops towards the City of Portsmouth, radiator, range of built-in storage cupboards with shelving to one wall, twin double-glazed doors with windows to either side leading to:

**ROOF TERRACE:** 29'0" x 11'1" Brick wall to one side and fencing to two others, cold water tap, outstanding views over the Napoleonic Sea Defences and roof tops opposite towards the Harbour entrance, Gosport, HMS Hasler, the Isle of Wight and the Solent beyond.

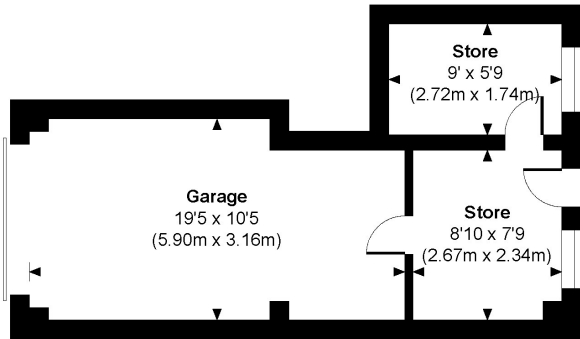
**INTEGRAL GARAGE:** 19'5" x 10'5" Remote controlled roller up and over door, door to:

**STORE ROOM:** 8'10" x 7'9" Window to rear aspect, door leading to:

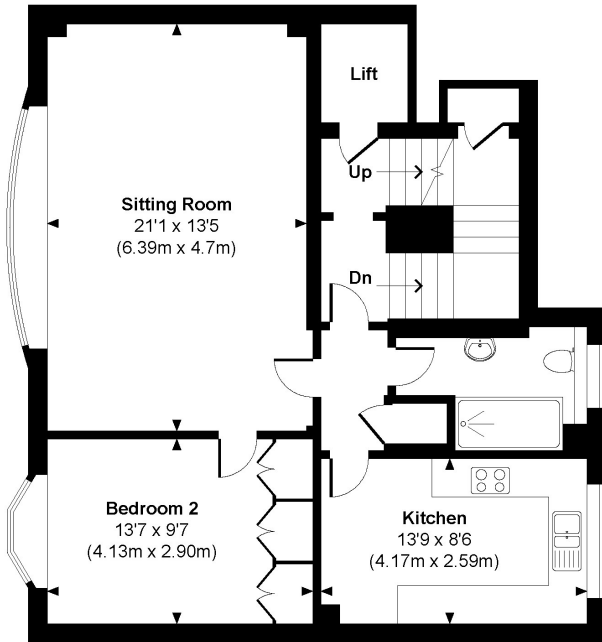
**STORE ROOM / UTILITY ROOM:** 9'0" x 5'9" Lighting, electric consumer boxes for all of the apartments, cold water supply.



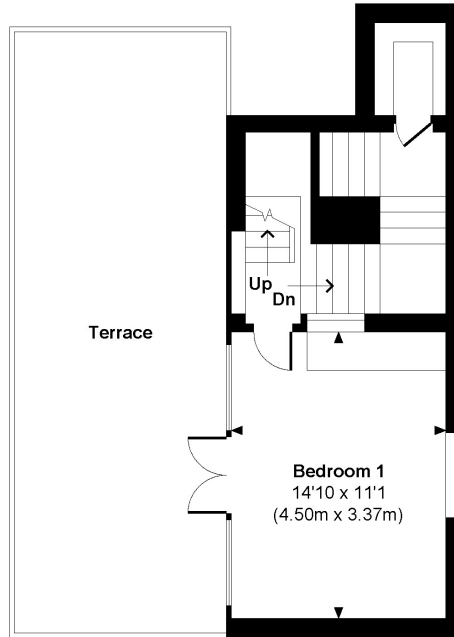




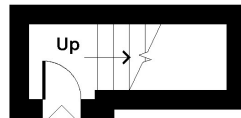
**GROUND FLOOR**



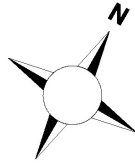
**FOURTH FLOOR**



**FIFTH FLOOR**

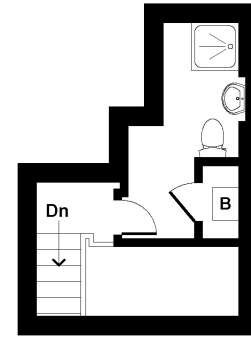


**THIRD FLOOR**



## Quay Gate House

Approximate Gross Internal Area  
**Main House = 1255 Sq Ft / 116.60 Sq M**  
**Garage = 319 Sq Ft / 29.59 Sq M**  
**Total = 1574 Sq Ft / 146.19 Sq M**  
 Outbuildings are not shown in correct orientation or location.



**SIXTH FLOOR**

**TENURE:** Leasehold 125 years from 2015 (117 year remaining) (Freehold owned by seller – Staunton Estates Ltd and managed by Dack Property Management).

**MAINTENANCE:** £1,535.65 per annum.

**GROUND RENT:** None payable as the seller owns the Freehold.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure. Registered in England and Wales. Company Reg. No. 6792128. Registered Office: Parish Properties Ltd, 24 Park Road South, Havant, Hampshire, PO9 1HB, copyright © 2021 Fine & Country Ltd.





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