



40 Blake House

Gunwharf Quays | Hampshire | PO1 3TH

FINE & COUNTRY

STEP INSIDE

40 Blake House | £850,000 | Leasehold

This penthouse apartment is something special, being located within the prestigious Gunwharf Quay development having a spacious layout with a light and airy feel, this apartment is one up from the rest with a large open plan living room incorporating kitchen with outstanding views over Portsmouth Harbour entrance, the Spinnaker Tower and towards Portsdown Hill in the distance. Offered with double glazing, air conditioning, a fitted kitchen, two double bedrooms, both with en-suite facilities plus a separate guest cloakroom. Having two balconies, central heating, a lift service and two secure car parking spaces as well as being only a few minutes' walk to the social and retail areas of Gunwharf Quays and close to the Portsmouth Harbour mainline railway station to London Waterloo, the continental ferry port and commutable road links. Early internal viewing is strongly recommended to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: Proceed through the security gates into Gunwharf Quays, bearing left through the further security gate, continue along the road to Arethusa and Blake House where the secure underground allocated car parking spaces can be found, accessible from the lower level of Arethusa House with lift service to all floors.

ENTRANCE: Via communal managed gardens to range of wide steps leading to lawned area and patio areas, communal main front door with security entry phone system leading to:

COMMUNAL HALLWAY: Staircase and lift rising to all floors.

TOP FLOOR: Landing with door to No.40 No.40 Main front door with security spyhole leading to:

HALLWAY: Gloss tiled flooring with matching skirting boards, ceiling spotlights, contemporary style tall radiator, doors to primary rooms, video entry phone system, Nest controls for central heating, chrome fronted power points, large built-in storage cupboard, airing cupboard with hot water cylinder and pump system, Heatrae Sadia electric boiler, range of shelving, hanging rail and electric consumer box.

LIVING ROOM INC. KITCHEN: 21'11" x 26'2" Overall, angled to one wall.

LIVING ROOM: Tiled wood effect flooring, chrome fronted power points, wall mounted Mitsubishi air conditioning unit, contemporary style radiator, wiring for wall mounted T.V., wall up-lighters, double glazed door with full height windows to one side leading to balcony with outstanding views towards the







Spinnaker Tower, the harbour / marina and Portsdown Hill in the distance, glazed panelled door leading to hallway. Central island with quartz work surface, breakfast bar to one side, range of pan drawers and cupboards to other, further double glazed door with window to one side leading to balcony, matching flooring, two further radiators, range of white wall and floor units with quartz work surface and under unit lighting, integrated Bosch dishwasher with matching door, inset Bosch induction hob with oven under, extractor hood, fan and light over, matching quartz splashback, tall integrated fridge and freezer with matching doors, inset stainless steel sink unit with quartz drainer and mixer tap, integrated Bosch washer/dryer with matching door.

CLOAKROOM: Tiled flooring, concealed cistern w.c. with shelf over, large mirror, plinth with circular wash hand basin and wall mounted taps, heated towel rail, extractor fan, ceiling spotlights.

BEDROOM 2: 16'3" x 12'7" max. Double glazed door with window to one side leading to rear terrace overlooking communal grounds and with views toward St. Jude's Spire in the distance from one angle and to the other over the harbour entrance, Old Portsmouth and across the Solent towards the Isle of Wight, chrome fronted power points, two radiators, built-in wardrobe to one wall with sliding mirror fronted double doors, hanging rail and shelving, further built-in storage cupboard, wall mounted Mitsubishi air conditioning unit, door to:

EN-SUITE SHOWER ROOM: Fully ceramic tiled to floor and walls, shower cubicle with wall mounted controls, drench style hood and separate shower attachment, chrome heated towel rail, concealed cistern w.c., Villeroy and Boch rectangular wash hand basin with mixer tap and cupboard under, mirror and lighting over, shaver point, extractor fan, ceiling spotlights.





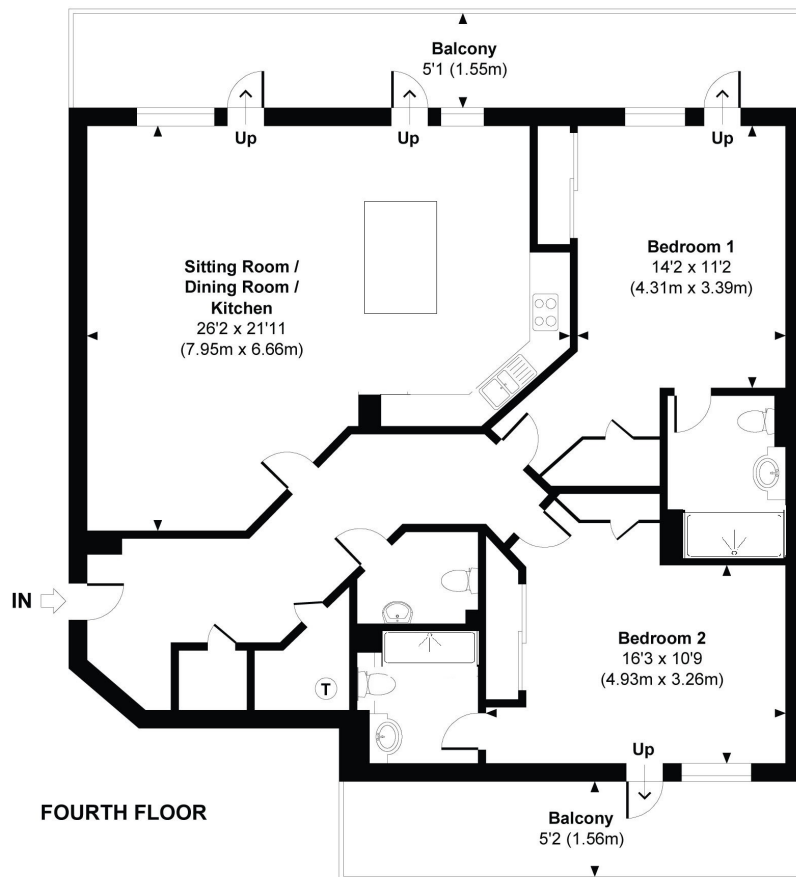
BEDROOM 1: 14'2" increasing to 16'9" x 11'2" Angled to one corner with door to hallway, radiator, wall mounted Mitsubishi air conditioning unit, built-in storage cupboard, door to en-suite shower room, chrome fronted power points, radiator, built-in wardrobe to one wall with sliding mirror fronted double doors, hanging rail and shelving, double glazed door with window to one side leading to terrace with outstanding views, door to:

EN-SUITE SHOWER/WET ROOM: Fully ceramic tiled to floor and walls, large shower area with floor drain away, drench style hood, separate shower attachment and wall mounted controls, recessed shelf, concealed cistern w.c., Villeroy & Boch rectangular wash hand basin with mixer tap with drawer and cupboard under, mirror and lighting over, shaver point, heated towel rail, extractor fan, ceiling spotlights.



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Approximate Gross Internal Area
Total = 1252 Sq Ft / 116.33 Sq M



FOURTH FLOOR

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This floorplan is for illustrative purposes only and is not to scale. It's accuracy has been checked, but no responsibility is taken for any error, omission or misrepresentation. The size and placement of windows, doors and other features are approximate only. Dimensions and North point should be verified before making decisions reliant upon them. Measured and drawn in accordance with RICS guidelines.

OUTSIDE: From bedroom 2 is a patio area laid to paving with fenders and outstanding views over the harbour entrance, towards the Isle of Wight and towards the spire of St. Jude's Church in Southsea, external lighting. From bedroom 1 is a matching terrace which runs the length of the apartment with outstanding views over the retail outlets, Spinnaker Tower, the harbour entrance and towards Portsdown Hill in the distance. This terrace is also accessed from the kitchen and living room.

SECURE CAR PARKING: Secure car parking, accessible under Arethusa House, leading to two tandem allocated spaces.

GROUND RENT: £347.76 per annum

MAINTENANCE: £3,160.00 per annum (inc. Buildings Insurance)

TENURE: Leasehold, 199 years from 1st April 1999 (173 years remaining)

AGENTS NOTES:

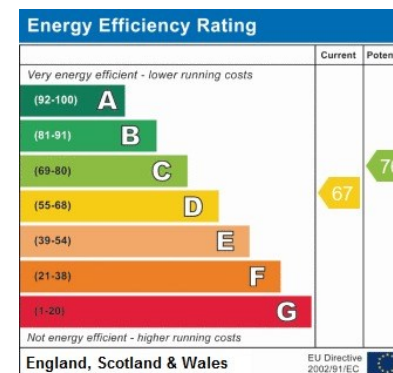
Council Tax Band E - Portsmouth City Council

Broadband – ASDL/FTTC

[Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk)



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