

17 THE BLUE BUILDING
GUNWHARF QUAYS, PORTSMOUTH,
HAMPSHIRE, PO1 3ET



£265,000 Leasehold

HIGHLY REQUESTED LOCATION WITH ALLOCATED PARKING! A chance to purchase this beautifully presented apartment found within one of the development's most requested buildings. The Blue Building is situated within the prestigious Gunwharf Quays, an area that offers premium living combined with a unique and vibrant shopping and leisure destination, all set on the historic Portsmouth waterfront. This second floor home offers a contemporary open plan living/kitchen/dining area, leading out to a private decked balcony, two double bedrooms plus a contemporary fitted bathroom in addition to the master bedroom's en-suite. Benefits include double glazing, under floor heating, ALLOCATED PARKING and NO FORWARD CHAIN. Contact us to arrange to take a look.

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COMMUNAL ENTRANCE

Electronic intercom system, door to:-

COMMUNAL FOYER

Stairs and lift to second floor, entrance door to apartment 17.

HALLWAY

Two built-in storage cupboards one housing electric consumer unit and space and plumbing for washing machine, built-in airing cupboard housing domestic hot water cylinder, doors to bathroom, lounge and both bedrooms.

LOUNGE

21' 10" x 11' 9" (6.67m x 3.59m)

Double glazed sliding doors to side elevation leading out to balcony, inset spot lighting, TV/Broadband and telephone points, under floor heating, through to:-

BALCONY

South easterly facing aspect, enclosed by glass panels.

KITCHEN

7' 1" x 11' 9" (2.17m x 3.59m)

Comprising a range of fitted wall and base level units incorporating roll top work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven with halogen hob and extractor hood over, integral fridge/freezer, integral dishwasher, inset spot lighting, tiled flooring.

BEDROOM ONE

22' 6" x 8' 5" (6.87m x 2.57m)

Double glazed window to side elevation, built-in wardrobe, under flooring heating, door to en-suite, TV/FM and telephone points.

EN-SUITE

7' 5" including shower x 4' 9" (2.27m x 1.47m)

Shower cubicle with thermostatic shower unit, WC with concealed cistern, wall mounted basin with mixer tap, tiled top principal areas and tiled flooring, heated towel rail, mirrored medicine cabinet with light, extractor fan.

BEDROOM TWO

16' 4" excluding door opening x 8' 7" (5.00m x 2.62m)

Double glazed window to side elevation, under floor heating, TV/FM and telephone points.

BATHROOM

6' 2" x 7' 6" (1.89m x 2.29m)

Panel enclosed bath with shower attachment, WC with concealed cistern, wall mounted wash basin with mixer tap, tiled to principal areas and tiled flooring, fitted mirrored medicine cabinet with light, extractor fan, heated towel rail.

PARKING

One allocated space within secure gated car park.

AGENTS NOTE:

COUNCIL TAX

Band E.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(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	
WWW.EPC4U.COM			



LEASE INFORMATION:



As of May 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Encore Estate Management Ltd.

Balance of Lease: 178 years remaining.

Ground Rent Charges: £200 per annum.

Ground Rent Review Period: TBC

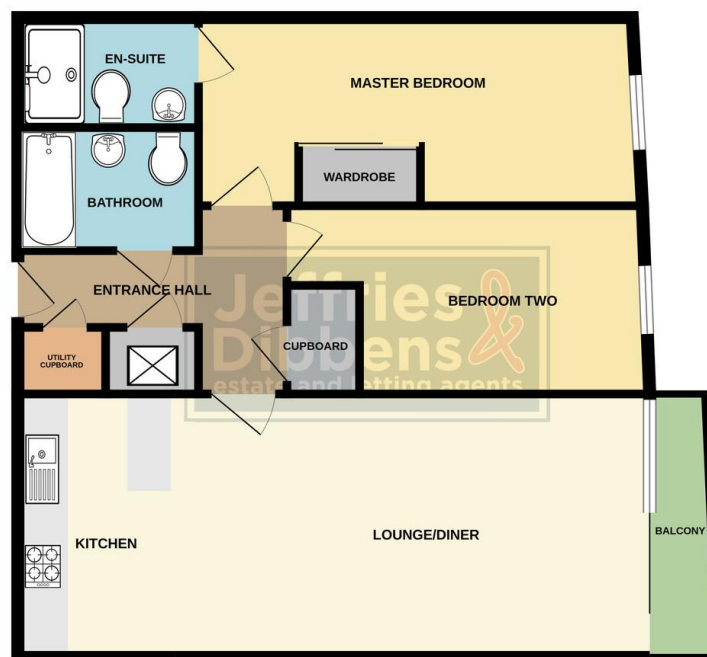
Maintenance/Service Charges: £3,184.95 paid twice yearly (£6,369.90 annually).

Maintenance /Service Charges Review Period: Annually.

Building Insurance: Included within maintenance/service charge.

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

SECOND FLOOR



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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