

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



£295,000 Leasehold

TWO BEDROOM APARTMENT WITH STUNNING VIEWS AND ALLOCATED PARKING! A great opportunity to purchase this two bedroom duplex apartment in the Prestigious Gunwharf Quays development. Located over two floors on the sixth and seventh floors of The Blue Building, this property is not to be missed with stunning views out across the city. Beautifully-presented throughout, the internal accommodation offers two double bedrooms (with en-suite bathroom to master) on the upper floor, with modern shower room and open plan kitchen/living area with balcony on the lower floor. Other benefits for this property include secure gated parking with an allocated space, bike storage and underfloor heating throughout. Additional facilities in the block include security intercom entry and lift access to all floors. Offered with NO FORWARD CHAIN!



COMMUNAL ENTRANCE

Electronic intercom system, door to:-

COMMUNAL FOYER

Stairs and lift to second floor, entrance door to apartment 57.

HALLWAY

Stairs to upper floor, storage cupboard, laminate flooring.

BATHROOM

4' 11" x 7' 6" (1.50m x 2.30m)

Walk-in shower with thermostatic shower, combined vanity unit housing WC and wash basin, heated towel radiator, tiled to principal areas and tiled flooring.

LIVING ROOM/KITCHEN

12' 5" x 19' 6" (3.81m x 5.96m)

Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, sink with mixer tap, electric oven and hob, integral appliances include; fridge/freezer, dishwasher, washing machine and microwave, tiled flooring to kitchen area, laminate flooring to living room, double glazed window to rear elevation, sliding door to balcony.

BALCONY

Easterly aspect with views of Portsmouth skyline, enclosed by glass panels.

FIRST FLOOR LANDING

Airing cupboard, carpeted.

BEDROOM TWO

10' 8" excluding wardrobe depth x 8' 6" (3.25m x 2.59m)

Double glazed window to rear elevation, built-in wardrobes.

BEDROOM ONE

10' 9" x 9' 10" (3.30m x 3.02m)

Double glazed window to rear elevation, carpeted, built-in wardrobes.

EN-SUITE

7' 6" x 6' 6" (2.30m x 2.00m)

Panel enclosed bath with shower attachment, combined vanity unit incorporating WC and wash basin, tiled to principal areas and tiled flooring, heated towel radiator.

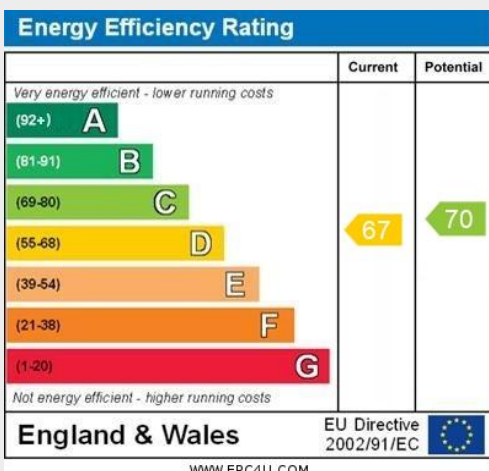
PARKING

One allocated parking space within secure gated residents' car park.

AGENTS NOTE:

COUNCIL TAX

Band E.





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

Ground Rent Review Period: TBC

Maintenance/Service Charges: £5,417

Maintenance /Service Charges Review Period: Annually

Building Insurance: Included in Maintenance/Service Charges

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

SIXTH FLOOR

SEVENTH 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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