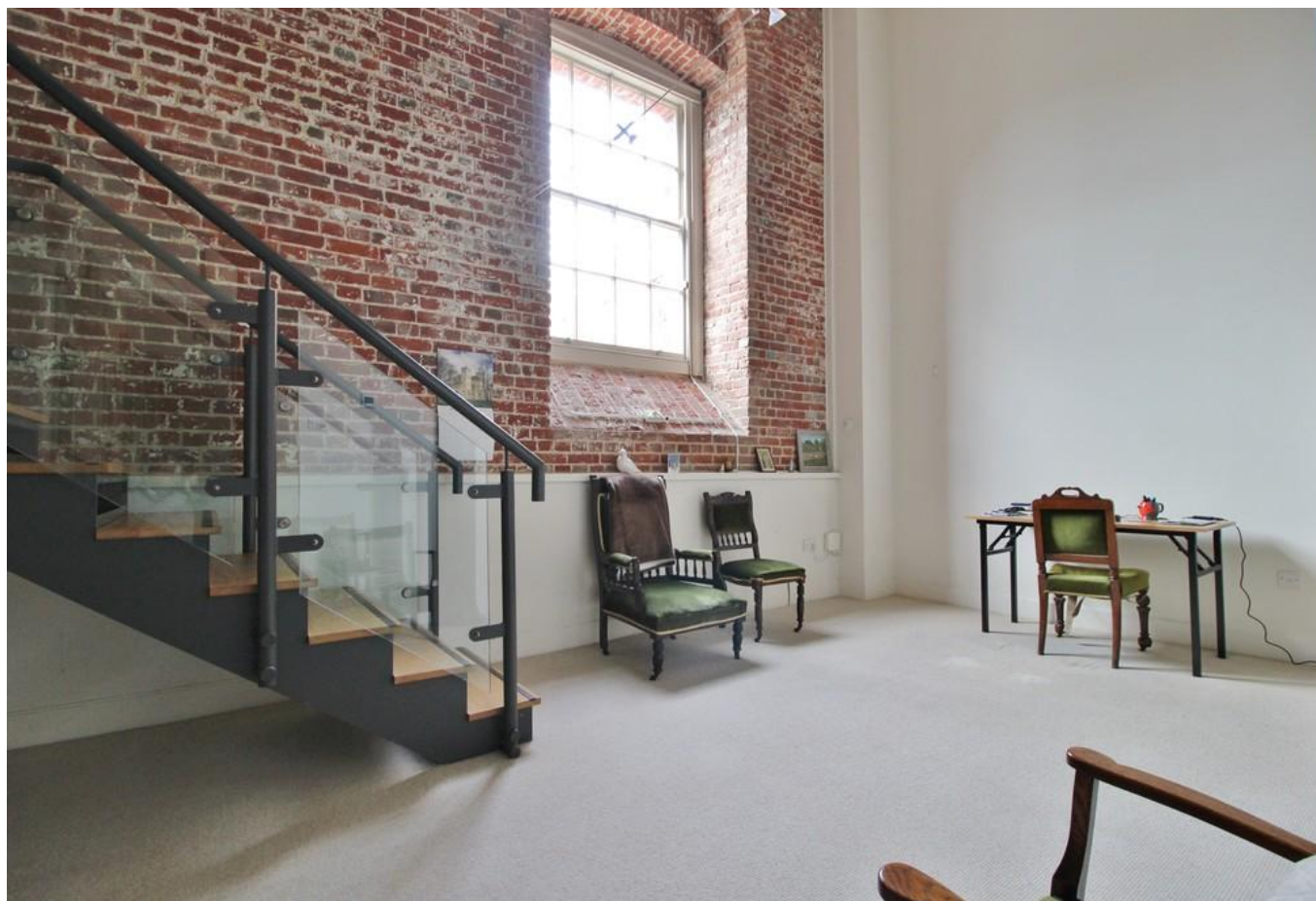


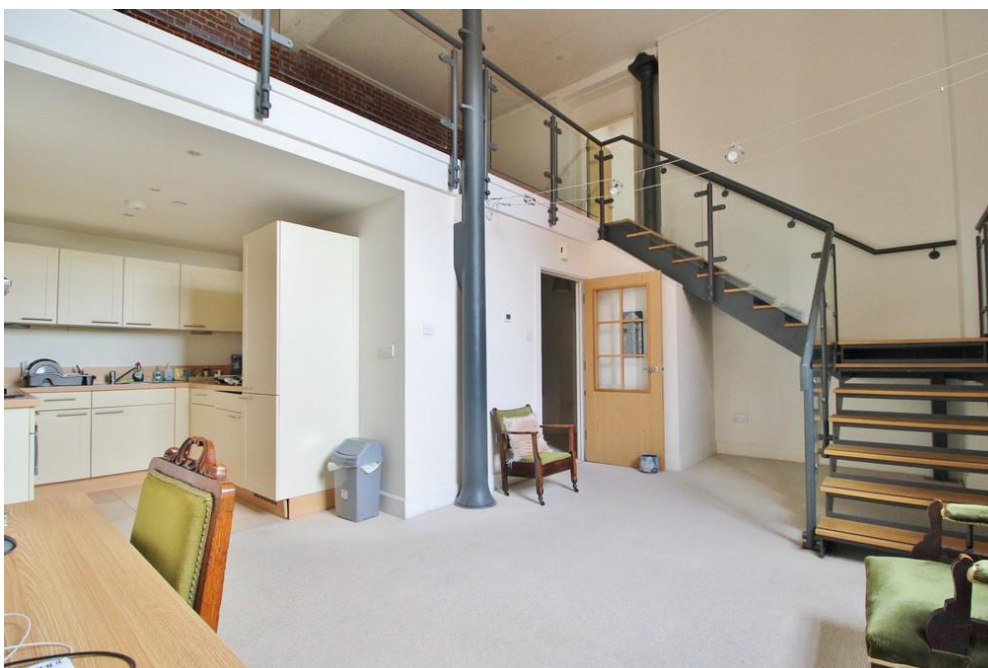


**£500,000**  
**The Vulcan, Gunwharf Quays**  
Portsmouth, PO1 3BF



**TWO BEDROOM APARTMENT IN GUNWHARF QUAYS!** This truly unique home is located within the highly requested Grade II Listed building, 'The Vulcan', a former Royal Navy armory built during the Regency era and superbly restored by Berkeley Homes in 2005. Overlooking the former parade ground, with views over the well-tended communal gardens and Portsmouth Harbour, the apartment is situated within the residential area of the highly **DESIRABLE** Gunwharf Quays Marina Development. Spanning a generous 1,571 sq.ft (146sq.m) of living space, the property offers a duplex layout which benefits from a reception/living room with high vaulted ceiling and galleried mezzanine lounge with views of Portsmouth Harbour. The family bathroom suite, kitchen with integral appliances and the master bedroom can be found on the ground floor, with the additional bedroom on the first floor. There are a host of characterful features including exposed brickwork and sash windows to keep the period feel. Externally, there is an allocated parking space to the front of the building and the home is conveniently entered via the arched walkway below the iconic clock tower. Don't miss out on the opportunity to purchase a home in this enviable location.





**COMMUNAL ENTRANCE** Arched walkway from car park, glass doors with security intercom system.

#### **FRONT DOOR TO FLAT 23**

**HALLWAY** Electric radiator, carpeted, cupboards housing hot water cylinder and consumer unit.

**BATHROOM** 7' 1" x 7' 4" (2.17m x 2.25m) Panel enclosed bath with central tap and thermostatic shower, combined vanity unit housing wash basin and WC, heated towel rail, tiled to principal areas and tiled flooring.

**BEDROOM ONE** 15' 1" x 11' 8" (4.62m x 3.58m) Large single glazed sash windows with electric blinds, carpeted, electric radiator, exposed brick walls.

**LOUNGE** 11' 3" x 20' 6" (3.44m x 6.25m) Large single glazed sash windows with electric blinds, opens to large balcony with glass balustrade, exposed brick walls, underfloor electric heating.

**KITCHEN** 10' 2" x 7' 9" (3.10m x 2.38m) Fitted kitchen comprising a range of wall and base level units incorporating square edge work surfaces, one and a half bowl stainless steel sink and drainer unit, electric oven, electric hob with extractor hood over, integral fridge/freezer, washing machine and dishwasher, tiled flooring.

**LIVING ROOM** 10' 7" x 20' 6" (3.23m x 6.25m) Sash windows with views of Portsmouth Harbour, exposed floorboards, exposed brick walls, electric radiator.

**BEDROOM TWO** 15' 2" x 11' 9" (4.63m x 3.60m) Sash windows with views, carpeted, electric radiator, exposed brick walls.

**PARKING** One allocated space marked VB23 within the former naval parade ground.



GROUND FLOOR

FIRST 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.  
Made with Metropix ©2024

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Leasehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only

#### LEASE INFORMATION

**Landlord/Managing Agent:**  
LANDSEC/ Gunwharf Quays Residents Company.  
**Balance of Lease:** 173 years remaining.  
**Ground Rent Charges:** £200 per annum.  
**Ground Rent Review Period:** Every 25 years.  
**Maintenance/Service Charges:** Approx. £3,800 per annum.  
**Maintenance /Service Charges Review Period:** Every 6 months.  
**Building Insurance:** Included within service charge.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
& Dibbens**  
estate and letting agents

**OFFICE ADDRESS**  
1 Marmion Road, Southsea,  
Hampshire, PO5 2DT

**CONTACT**  
023 9236 1111  
southsea@jeffries.co.uk  
www.jdea.co.uk