

**FLAT 118 THE ROUND HOUSE  
GUNWHARF QUAYS, PORTSMOUTH,  
HAMPSHIRE, PO1 3SH**



**£115,000** Leasehold

MODERN STUDIO APARTMENT WITH NO FORWARD CHAIN! We are delighted to offer this well-presented studio apartment located on the second floor of The Round House, Gunwharf Quays. This property offers harbour living at its best with all of Gunwharf's shops, restaurants, bars and transport right on your doorstep. The property is also within walking distance of Old Portsmouth, the beach and all the facilities that Southsea offers. The accommodation consists of a well-presented open-plan living space, modern shower room, and floor to ceiling window with views overlooking Gunwharf Quays and the Spinnaker Tower. A great investment property in our opinion with a potential 8.8% net yield! Call us today to arrange your viewing.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	85	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
		

## COMMUNAL ENTRANCE

Security entry phone system, door to:-

## COMMUNAL FOYER

Door to communal laundry room, lifts and stairs to all floors.

## HALLWAY

Door to cupboard, door to shower room, through to:-

## SHOWER ROOM

5' 0" x 7' 9" (1.54m x 2.38m)

Glass shower cubicle with electric shower unit, wall mounted wash basin, WC with concealed cistern, electric towel rail, tiled to principal areas and tiled flooring.

## LOUNGE / KITCHEN / BEDROOM

16' 6" x 12' 6" (5.05m x 3.82m)

Southerly aspect double glazed window overlooking Gunwharf Quays and the Spinnaker Tower, laminate flooring.

## KITCHEN AREA

Modern fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built-in oven and hob with extractor hood over, space for fridge, laminate flooring, tiled to principal areas.

## AGENTS NOTE:

## COUNCIL TAX

Band A.





# LEASE INFORMATION:



As of March 2025, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Southern Housing Group.

**Balance of Lease:** 104 years remaining.

**Ground Rent Charges:** Included within Maintenance/Service Charge.

**Ground Rent Review Period:** TBC

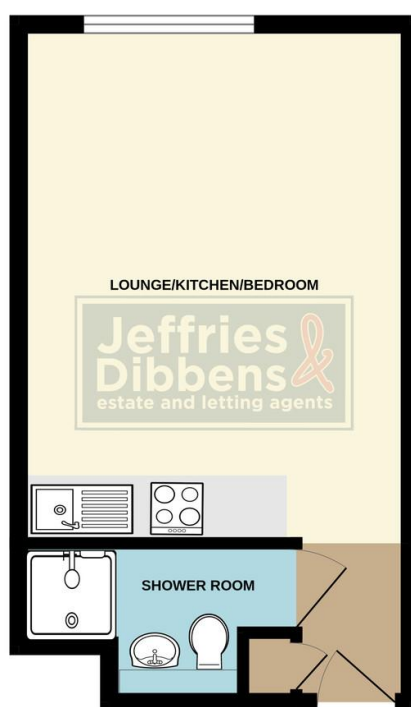
**Maintenance/Service Charges:** £1,416 per annum.

**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 misstatement. 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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## OFFICE ADDRESS

1 Marmion Road, Southsea, Hampshire,  
PO5 2DT

## OFFICE DETAILS

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

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