

Blake House

Gunwharf Quays, Portsmouth, PO1 3TH

Asking Price Of

£550,000

Immaculate, two double bedroom, two bathroom, rarely available 'FRONT LINE' sea view apartment situated on the first floor in the sought after and popular block, Blake House at Gunwharf Quays. NO ONWARD CHAIN.



Property Features

- Two Bedroom First Floor Apartment in Blake House
- Both Bedrooms Ensuite
- Secure Underground Parking
- Kitchen /Breakfast Room with Appliances
- Immaculate Order Throughout
- Spectacular Views over Spinnaker Tower and Harbour
- Modern Electric Heating
- Neutral Decor and Flooring

OVERVIEW

This two-bedroom first floor apartment with balcony and sea views, is situated in the very sought after Blake House building at Gunwharf Quays. Standing between historic Old Portsmouth and The Naval Heritage Centre, Gunwharf Quays is a unique and bustling leisure and retail destination and offers a highly desirable residential address. Next door to the complex you will find Portsmouth Harbour main-line train station, the bus terminal, as well as ferry terminals that cross the Channel to the Isle of Wight and Gosport.

This SUPERB apartment offers contemporary living with stunning, panoramic and unobstructed water views across Portsmouth Harbour, and Gunwharf Quay Marina.

ROOM MEASUREMENTS

Entrance Hall - 2 x storage cupboards, one housing electric boiler and hot water tank.

Cloakroom - 1.22m x 2.17m (4' 0" x 7' 1")

Bedroom Two - 3.77m x 3.26m (12' 4" x 10' 8")

Ensuite Shower Room - 1.84m x 2.08m (6' 0" x 6' 9")

Kitchen/Breakfast Room - 3.81m x 3.45m (12' 6" x 11' 3")

Living Room - 6.55m x 3.56m (21' 6" x 11' 8")

Balcony - 2.29m x 3.98m (7' 6" x 13' 0")

Bedroom One - 4.61m x 3.16m (15' 1" X 10' 4")

Ensuite Bathroom - 2.16m x 2.95m (7' 0" x 6' 4")

Secure Allocated Underground Parking Space plus visitor parking

PROPERTY DESCRIPTION

This two bedroom first floor apartment has been very well cared for by the current owners and is presented in immaculate order throughout.

Upon entering the apartment, you are greeted by a spacious, light and bright hallway with contemporary oak finish doors to all rooms and wooden flooring. There are two useful storage cupboards, one housing the hot water tank and electric boiler and the door to the cloakroom which has half tiled walls and tiled floor and is fitted with white sanitary ware.

The modern kitchen is fitted with a range of wall and storage cupboards, with coordinating worktop and inset stainless steel sink. The built in appliances include gas hob with extractor over, under counter electric oven, slimline dishwasher, undercounter fridge and washer/dryer.



Finished with a tiled floor, this room also has room to accommodate a small table and chairs and has double, glazed doors leading through into the living room.

The heart of the apartment, this room offers stunning views to the Spinnaker Tower and Portsmouth Harbour. You can enter from the hallway or through double doors from the kitchen, making it easy to use as a social space for entertaining your guests, or as a place for you to relax. There is a double-glazed door that leads out onto the balcony, where you can enjoy late afternoon/evening sun and sit and watch the world go by.

Both bedrooms are good size double rooms with built in mirrored wardrobes and ensuite bathrooms. Bedroom one looks out to the Spinnaker Tower and has an ensuite with bath, with shower fitted over, sink and WC. Bedroom Two looks to the inner side of the complex, over the communal grounds, and has an ensuite with corner shower cubicle, sink and WC.

The apartment can be reached by lift or stairs and the parking is situated in secure, underground car park. There is one allocated space, and 2 visitor permits.

Please call today to view to appreciate all this apartment has to offer.



GENERAL INFORMATION

Service Charge: £2871.96 per annum

Service Charge Payable: Half Yearly

Ground Rent: £231.84 per annum - next review in 2049

Term of Lease: 174 years remaining

Council Tax: Portsmouth City Council - Band E

Broadband – Cable Available

Mains Water Supply

Heating - Electric Hot Water System via Radiators

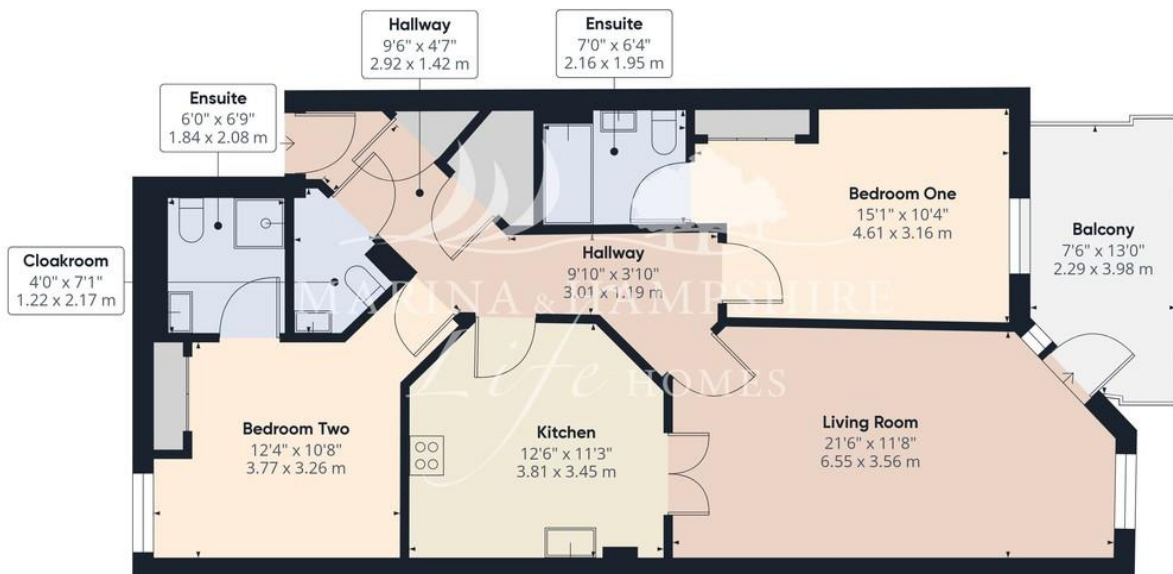
Parking - One Allocated Space, plus visitor permits

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.





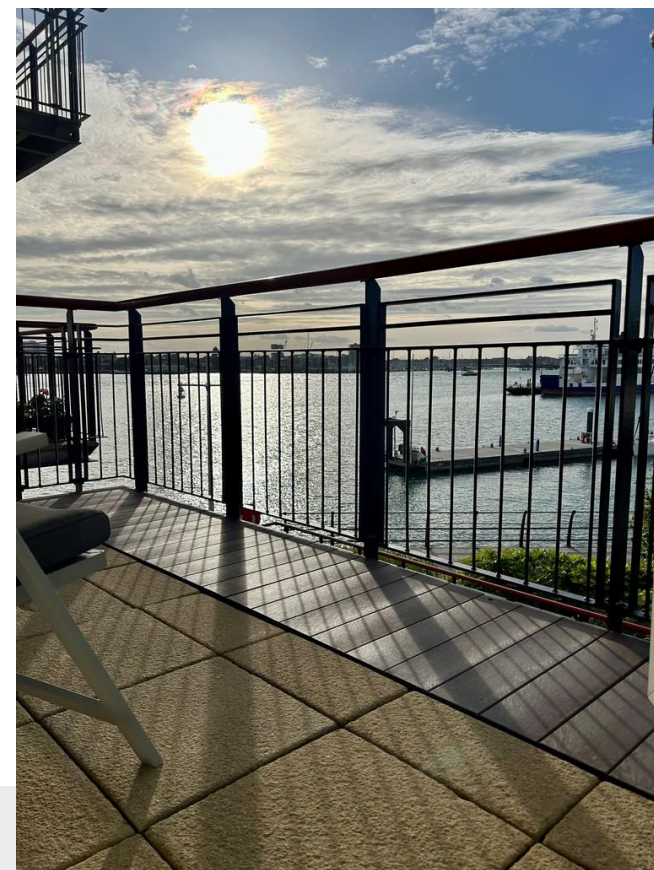


Approximate total area^m
912.78 ft²
84.8 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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