



Centurion Court

Gunwharf Quays, Portsmouth, PO1 3BQ

RENT

£2,700 pcm

2 Bedroom furnished PENTHOUSE APARTMENT for rent situated within the highly requested marina complex of Gunwharf Quays featuring a large wrap-around terrace commanding extensive panoramic Southerly views towards The Solent and Isle of Wight with two allocated parking spaces.



Property Features

- Penthouse Apartment
- Spectacular Views
- Furnished
- Underfloor Heating
- Close To Bars & Restaurants
- En Suite
- Family Shower Room
- Two Allocated Parking Spaces
- Two Double Bedrooms
- Available July 2025

OVERVIEW

PENTHOUSE APARTMENT situated within the highly requested marina complex of Gunwharf Quays featuring a large wrap-around terrace commanding extensive panoramic Southerly views towards The Solent and Isle of Wight. Living in this attractive leisure and shopping complex offers a very different lifestyle and within a modern community with virtually everything you need on your door step from designer shops, a variety of restaurants and a multi screen cinema and casino. This two bedroom apartment is located on the 7th floor via lift access.

As expected this apartment is finished to a high standard throughout ranging from the Neville Johnson furnishings, wooden window shutters and Oak flooring. At over 1,000 sq.ft (98 sq.m), you will find an open plan living room with three sets of doors leading to the terrace and bespoke fitted kitchen complete with a range of appliances. There are also two double bedrooms with the main bedroom suite including a dressing area and a LUXURY en-suite shower room. The apartment includes zonal underfloor heating as well as two secure underground parking bays.

ENTRANCE HALL

Spacious entrance hall with wooden flooring and neutral décor. Built in storage cupboard plus further contemporary storage unit and shelving. Inset spots to ceiling and underfloor heating. Security entry phone.

SHOWER ROOM

Beautifully presented shower room with Victorian style fittings to include pedestal sink, WC with high level cistern, shower cubicle with thermostatic shower fitted and rain style shower head. Partially tiled walls and patterned tiled floor with underfloor heating. Chandelier light fitting. Heated towel rail and radiator.

KITCHEN/LIVING/DINING ROOM

24' 6" x 16' 6" (7.49m x 5.05m) This room really does have the WOW factor, with floor to ceiling windows offering spectacular sea views across Portsmouth. The shaker style kitchen has integrated appliances to include Miele slimline dishwasher, Miele fridge/freezer, Miele washer/dryer. There is an electric AGA as well as a Neff Halogen hob and built in combination oven/microwave. Modern fitted shutters to all windows. Inset spotlights to ceiling and zonal underfloor heating. Lounge and dining area with built in media/storage unit and 3 sets of sliding patio doors leading onto terrace.

BEDROOM ONE

15' 7" x 10' 9" (4.75m x 3.3m) Impressive main bedroom with wood flooring and built in wardrobes and shelving units and dressing table unit. Shutters fitted to windows and spotlight bar fitting to ceiling. Sliding door onto terrace.



ENSUITE

6' 9" x 5' 4" (2.06m x 1.65m) Luxury ensuite bathroom with white fittings to include large shower cubicle with thermostatic shower control unit and rain shower head, inset wash hand basin to vanity units, WC with concealed cistern. Fully tiled walls and floor with underfloor heating. Gloss built in vanity storage units with mirrored, illuminated wall cabinet over.

BEDROOM TWO

12' 8" x 10' 8" (3.88m x 3.27m) Lovely double bedroom with built in wardrobes and drawer units. Shutters to windows. Neutral carpet with underfloor heating and central pendant light fitting. Neutral décor. Sliding door onto terrace.

TERRACE

Impressive wrap around terrace with stunning views to Portsmouth Harbour and surround.



MATERIAL INFORMATION

- *Rental Price – £2700 pcm
- *Holding Deposit – One Weeks Rent (£)623
- *Security Deposit – Five Weeks Rent (£)3115
- *Length of Tenancy – 12 months
- *Council Tax Band - F
- *Property Construction –
- *Electricity Supply – Mains Electric
- *Water and Sewerage – Mains
- *Heating – Electric Heating
- *Broadband –Fibre available
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – Two underground parking spaces plus 2 visitor permits
- *Restrictions – Subject to Lease restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- *Accessibility - Top floor apartment with lift access.

VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

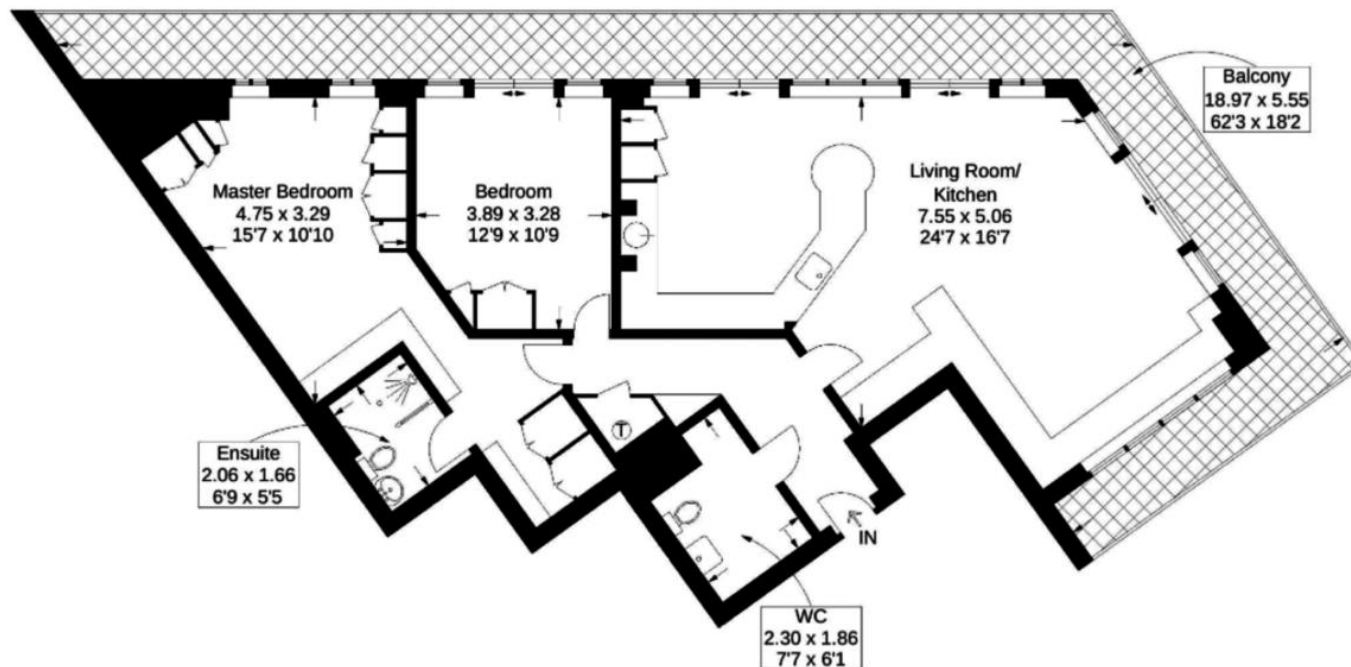
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed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





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Approximate Gross Internal Area = 98.1 sq m / 1056 sq ft



Seventh Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	62 D
39-54	E		
21-38	F		
1-20	G		

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