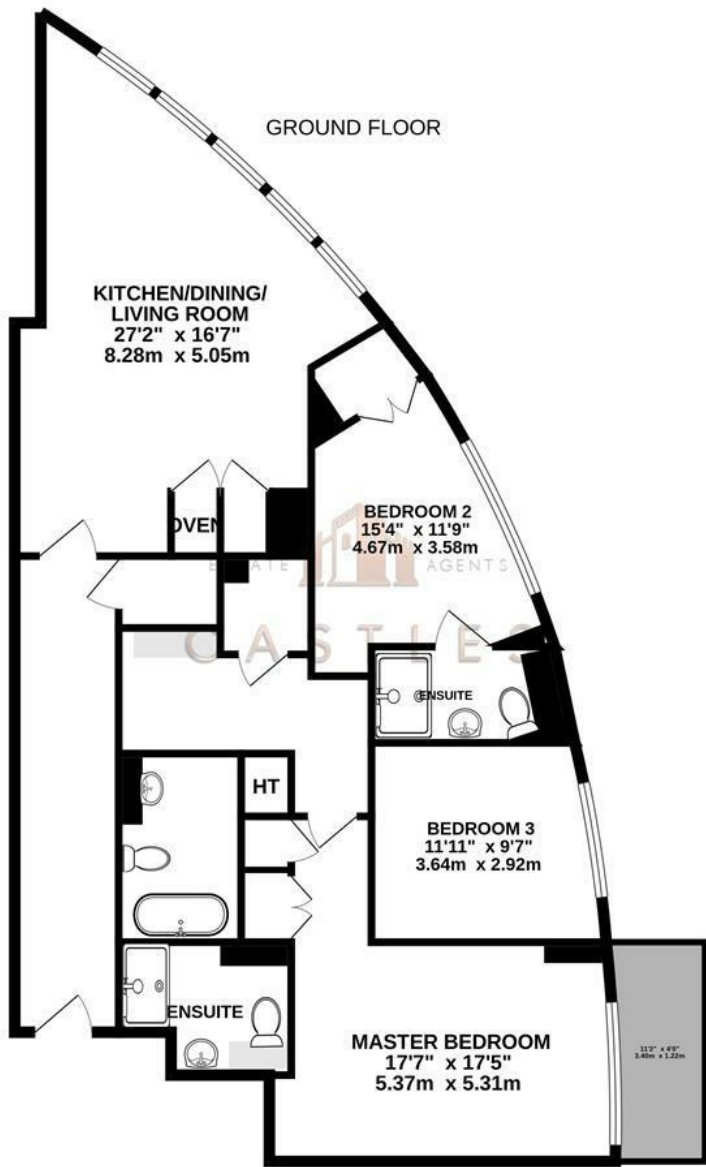


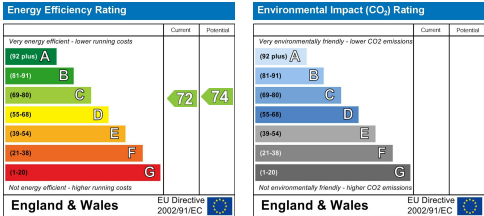


Floor Plan



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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



No. 1 Building Gunwharf Quays Portsmouth, PO1 3FR

We are pleased to welcome to the market this immaculate three bedroom fourth floor apartment with breath taking views and private allocated parking located in Gunwharfs prestigious development The No 1 Building.

The current owner purchased this property from new and it has never been lived in.

The property boasts three generous size bedrooms, two benefit from an ensuite along with a separate modern bathroom. The heart of the home is an open-plan living, dining, and kitchen area. The kitchen is a modern design, featuring sleek white cabinetry, integrated appliances, and a contrasting dark countertop. Recessed lighting throughout adds to the contemporary ambiance with large floor-to-ceiling windows dominate the living areas, flooding the space with natural light and offering panoramic views of the surrounding city. The apartment includes a private balcony, accessible through sliding glass doors, providing an outdoor extension of the living space. The balcony features a wood-decked floor and glass balustrades, maintaining the unobstructed views.

This apartment combines functionality with style, offering a luxurious urban living experience with its modern amenities and breathtaking city views. Other benefits are 24 hour concierge service and private fob entry system.

For more information or to arrange a viewing please call Castles today.

Offers over £550,000



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Directors: Charles Tuson & Gary Agar
Company Number: 12821075
VAT Number: 356389459

No. 1 Building Gunwharf Quays

Portsmouth, PO1 3FR



- 3 BED + 3 BATH
- PRIVATE ALLOCATED PARKING
- INCREDIBLE VIEWS
- BRAND NEW CONDITION THROUGHOUT
- PRIVATE BALCONY
- NO FORWARD CHAIN
- FOURTH FLOOR
- NEVER BEEN LIVED IN
- LIFT IN BUILDING
- 24 HOUR CONCIERGE SERVICE

KITCHEN/DINER/LOUNGE
27'2" x 16'7" (8.29 x 5.06)

BEDROOM 1
17'7" x 17'5" (5.36 x 5.31)

BEDROOM 2
15'3" x 11'9" (4.67 x 3.59)

BEDROOM 3
11'10" x 9'7" (3.63 x 2.93)

ENSUITE
7'1" x 3'10" (2.17 x 1.18)

ENSUITE
8'1" x 6'8" (2.47 x 2.05)

BATHROOM

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we

can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute comparison before you purchase a property as the current deals can change weekly.

Solicitors
If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering
Castles Estate Agents have a legal obligation to complete anti-money laundering checks at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a

proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

Lease Information
Lease Length: 186 years

Service Charge & Ground Rent: £6300 Per Annum.

* Please be aware this information has been provided to us by the sellers to the best of their knowledge and will be clarified specifically by the solicitors during the conveyancing process *

