



No.1 Building, Gunwharf Quays, Old Portsmouth, Hampshire, PO1 3FS

TOWN & COUNTRY
SOUTHERN

- A Purpose Built 17th Floor Apartment
- £425,000 - Leasehold
- Two Bedrooms, Bathroom & En-Suite Shower Room
- 22' Living Room inc. Kitchen
- Balcony & Outstanding Views
- Recently Redecorated, New Carpeting
- Allocated Parking Space, Lift Service & Concierge
- No Forward Chain

PROPERTY SUMMARY

A side (north westerly) facing 17th floor, two-bedroom apartment with outstanding views towards HMS Warrior, the Naval dockyard, Portsmouth Harbour and Portsdown Hill in the distance. The internal accommodation provides 603 sq ft of living space and comprises; hallway, open plan kitchen / living room with door to balcony, family bathroom and two bedrooms, one with en-suite shower room and the second bedroom has access to the balcony. The newly redecorated, unfurnished apartment benefits from new carpets, underfloor heating, double glazing, secure car parking space, a concierge service and a lift service to all floors. Being only minutes' walk to the social and commercial parts of Gunwharf Quays and close to the mainline railway station to London, Waterloo via Portsmouth Harbour, continental ferry port and commutable road links, available from February 2026, early internal viewing is strongly recommended to appreciate both the accommodation and location on offer.

COMMUNAL ENTRANCE

Remote controlled doors leading to foyer with concierge desk. Door to:

INNER HALLWAY

Stairs and lift service to all floors, access to car parking.

17TH FLOOR

Landing, door to No.104.



ENTRANCE

Door with security spy-hole leading to:

HALLWAY Wood laminate flooring, ceiling spotlights, entry phone system, controls for underfloor heating, doors to primary rooms, built-in cupboard housing electric consumer box.

BEDROOM 1 14' 10" x 8' 1" (4.52m x 2.46m) Double glazed window to side aspect with views towards HMS Warrior, the Naval dockyard, Portsmouth Harbour and Portsdown Hill in the distance, ceiling spotlights, controls for underfloor heating, built-in double doored wardrobe with hanging space, integrated chest of drawers and high light storage over, door to:

EN-SUITE SHOWER ROOM Fully ceramic tiled shower cubicle with wall mounted controls, panelled door, drench style hood and separate shower attachment, wash hand basin with mixer tap and mirror splashback, heated towel rail, concealed cistern w.c., double doored wall cabinet with glazed shelving and shaver point, tiled flooring, extractor fan.

BEDROOM 2 10' 8" x 8' 2" (3.25m x 2.49m) Double glazed window to side aspect with matching views, door to balcony, double doored wardrobe with hanging space and shelving, separate chest of drawers, ceiling spotlights, wired-in alarm, controls for underfloor heating.

BATHROOM White suite comprising: panelled bath with shower rail over, separate shower over with wall mounted controls, concealed cistern w.c., built-in cupboard over, wash hand basin with mixer tap, mirror splashback, ceiling spotlights, extractor fan, chrome heated towel rail, tiled flooring.

LIVING ROOM INC. KITCHEN 22' 6" maximum decreasing to 17'6" x 10' 2" (6.86m x 3.1m) Living area: Wood laminate flooring, double glazed sliding door with full height window to one side leading to balcony with views towards HMS Warrior, the Naval dockyard, Portsmouth Harbour and Portsdown Hill in the distance, ceiling spotlights, controls for underfloor heating.

Kitchen area: Range of wall and floor units, inset AEG electric hob, extractor hood, fan and light over, inset spotlights, mirror splashback, narrow pull-out drawers with soft close mechanism, sink unit with mixer tap and cupboard under, tall larder style cupboard with range of shelving, matching unit housing double oven and grill with storage space over and dishwasher under, space for fridge / freezer, built-in airing cupboard with hot water cylinder and range of shelving, plumbing for washing machine.

BALCONY Accessible from the living room and second bedroom is a covered decked balcony with glazed panels and chrome fender and views towards HMS Warrior, the Naval dockyard, Portsmouth Harbour and Portsdown Hill in the distance with the Spinnaker Tower at an angle.

AGENTS NOTES

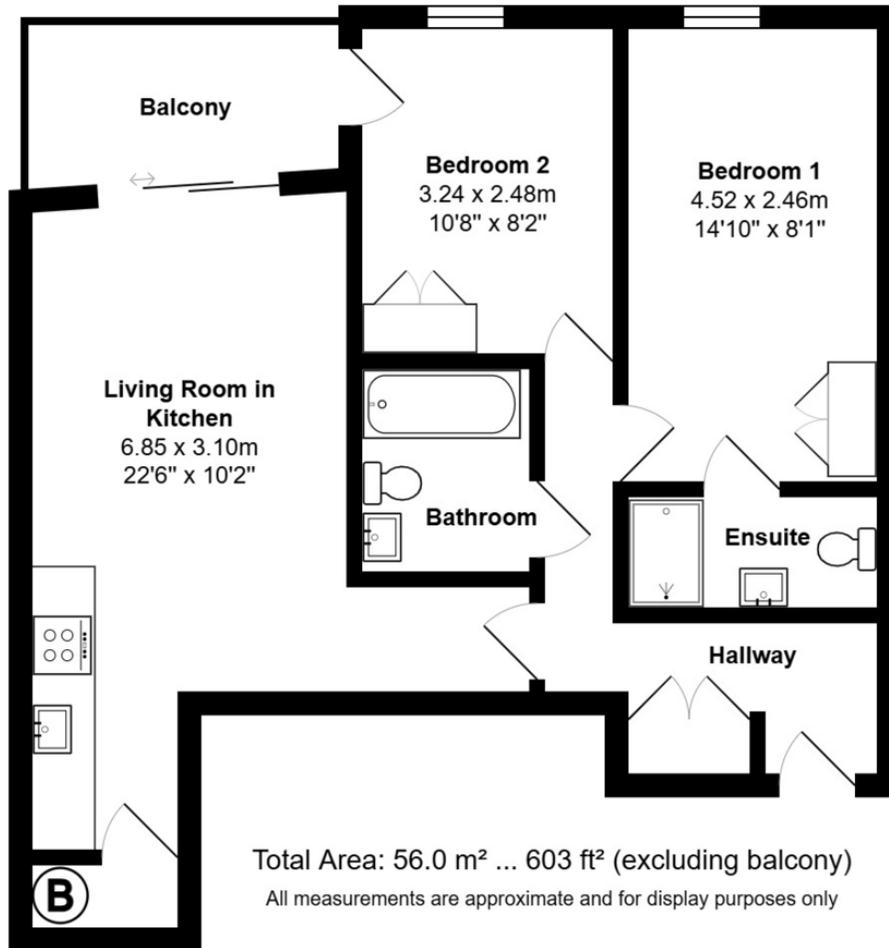
Council Tax Band E - Portsmouth City Council
Broadband – ADSL/FTTC Fibre Checker (openreach.com)
Flood Risk – Refer to - (GOV.UK (check-long-term-flood-risk.service.gov.uk))

Service Charge and Ground Rent TBA

Currently (February 2026) ongoing FRAEW (Fire Risk Appraisal of External Walls), a comprehensive assessment of the fire safety risks associated with a building's external wall construction and cladding.

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any applicant(s) who submit a successful offer. A non-refundable administration fee of £30 + VAT per person to cover these costs is payable by the applicant(s) before the rental transaction can be progressed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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