£500,000

Gunwharf Quays, Portsmouth PO1 3FR

3 3 1



HIGHLIGHTS

- STUNNING APARTMENT
- 4TH FLOOR
- FAR REACHING VIEWS
- 3 BEDROOMS
- 3 BATHROOMS
- NOT OCCUPIED SINCE BUILD
- OFFERED CHAIN FREE
- UNDERGROUND PARKING
- REQUESTED NO1 BUILDING
- CALL TO VIEW

** STUNNING APARTMENT IN GUNWHARF THAT HAS NEVER BEEN OCCUPIED SINCE BUILD! **

We are delighted to bring to market this exquisite 4th floor apartment in requested No1 Building, Gunwharf Quays. The current owner secures the property as a New Home some years ago and the property has never been occupied. The carpets and bathrooms are still as they were and this is as close to a new home as you'll find in this popular location.

The accommodation comprises a large open plan lounge, kitchen, diner arrangement where you can enjoy the fabulous views towards the Solent and over Gunwharf itself. There are 3 bedrooms, 2 of which are serviced by en-suite shower rooms with an additional family bathroom on hand. There is a balcony to use off Bedroom 1 whilst the property also benefits from underground allocated parking.

The No1 Building, affectionately known as the 'Lipstick Tower' is one of the most desired. It has a staffed concierge and multiple lifts available. Gunwharf itself offers a vibrant scene with outlet shopping, restaurants and bars to enjoy whilst often having sociable events to enjoy throughout the year. A fantastic home that is sure to attract early interest

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk











Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

4th FLOOR APARTMENT

KITCHEN / DINER / LOUNGE
26'11" x 17'5" max (8.20m" x 5.31m" max)

BEDROOM 1
17'2" x 17'2" max (5.23m" x 5.23m" max)

EN-SUITE SHOWER ROOM

BACLONY

BEDROOM 2
11'10" x 9'8" max (3.61m" x 2.95m" max)

BEDROOM 3
11'2" x 10'6" max (3.40m" x 3.20m" max)

EN-SUITE SHOWER ROOM

FAMILY BATHROOM
8'11" x 5'5" (2.72m" x 1.65m")

ALLOCATED UNDERGROUND PARKING

Anti-Money Laundering (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

Council Tax Band E
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

Leasehold Information
Management Company : Lease Length : 199 years from build, circa 176 remaining Ground Rent : £776 p/a Service Charge : £6086 p/a
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

Offer Check Procedure -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

Property Tenure
Leasehold

Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

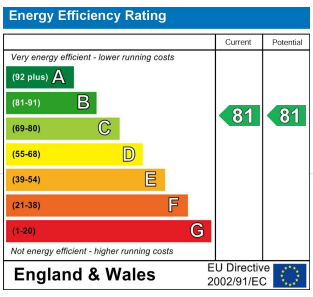
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!









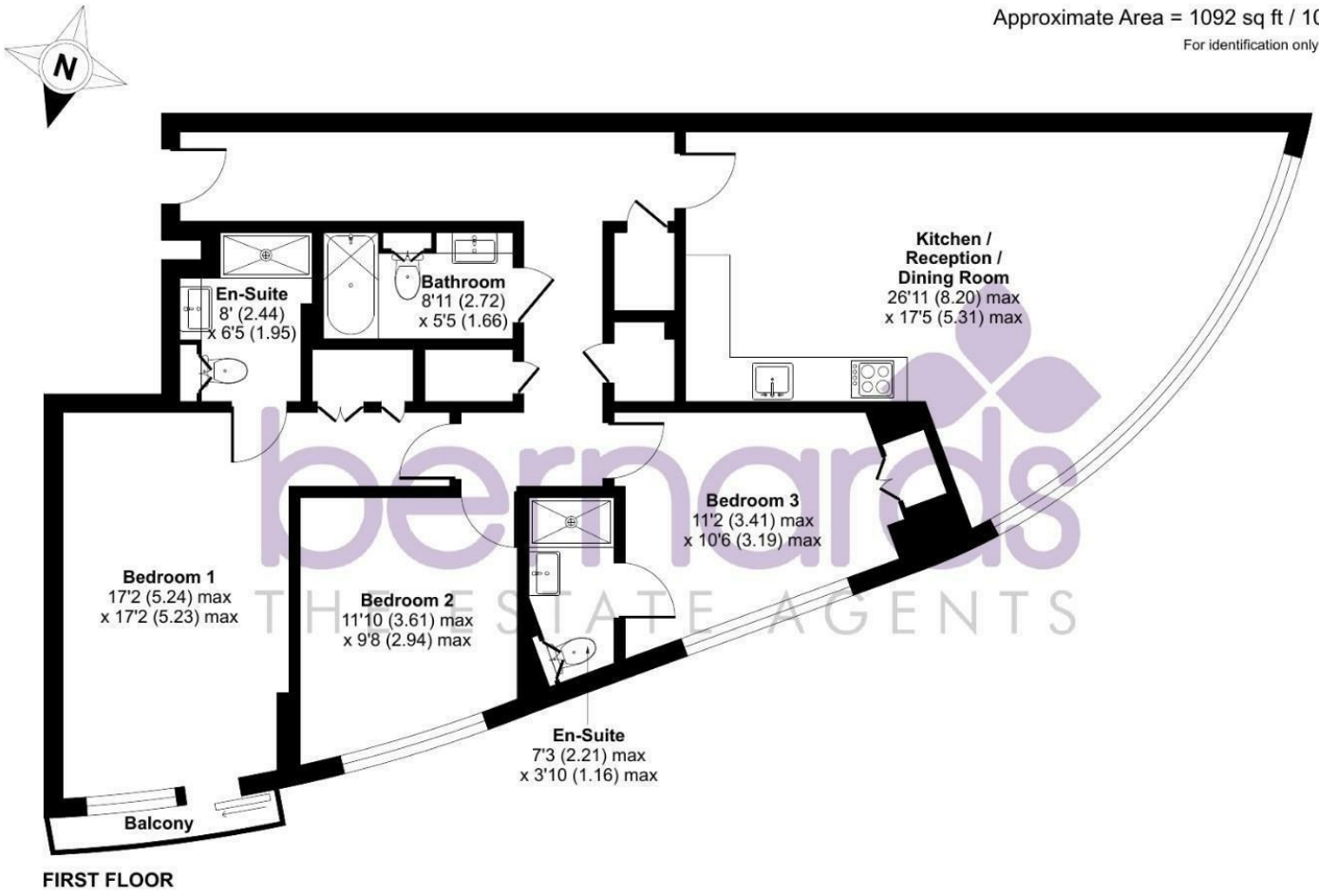


Scan here to see all our properties for sale and rent

Gunwharf Quays, Portsmouth, PO1

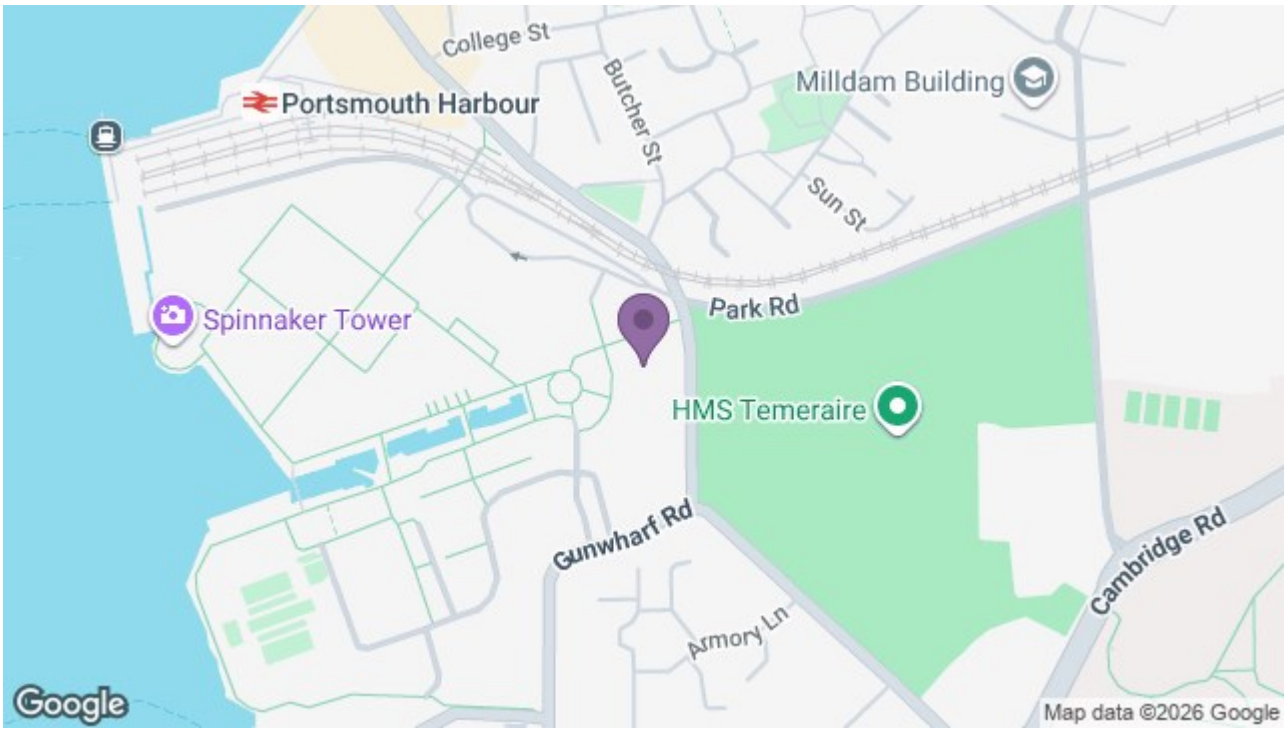
Approximate Area = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1240715



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974