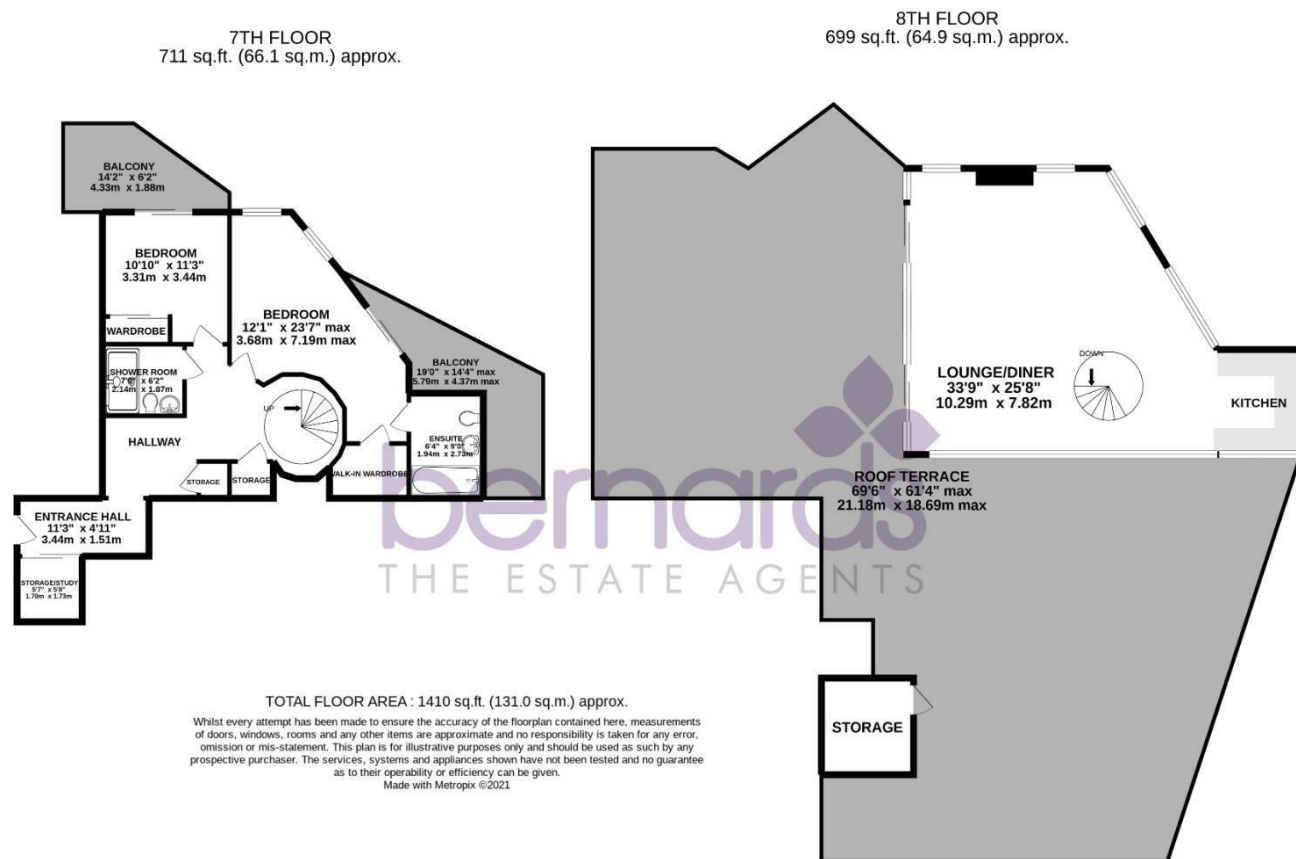




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



Price Guide £550,000

Centurion Court, Portsmouth PO1 3BQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GUNWHARF PENTHOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO PARKING SPACES
- ❖ PREMIUM DUPLEX
- ❖ SUBSTANTIAL ROOF TERRACE
- ❖ TWO BALCONIES
- ❖ TWO BATHROOMS
- ❖ DESIRABLE LOCATION
- ❖ IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- BEING SOLD VIS 'SECURE SALE'

INCREDIBLE TWO BEDROOM DUPLEX PENTHOUSE IN GUNWHARF OFFERED CHAIN FREE

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000.

Welcome to Centurion Court and this exceptional two bedroom penthouse apartment offered chain free located in the heart of Gunwharf Quays. This apartment boasts fabulous views across Southsea including sea views from inside the apartment as well as the huge roof terrace.

The property offers a plethora of space across an upper and lower level and includes a fantastic open plan kitchen/living

area, set up to accentuate the sociable aspect of the property.

The entrance hall includes multiple large storage cupboards, including a spacious cloakroom, which could easily function as a study. Both bedrooms are good size doubles and enjoy private balconies, with the master also benefiting from an ensuite bathroom and a walk in wardrobe. Completing the property is the three piece shower room.

This property offers everything there is in Gunwharf with bars/ restaurants, shopping and the train station all within minutes walk, as well as Southsea common parks and seafront a short walk away. This is not an opportunity to be missed.

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



PROPERTY INFORMATION

ROOF TERRACE
69'6" x 61'4" max (21.18m x 18.69m max)

KITCHEN/LOUNGE/DINER
33'9" x 25'8" (10.29m x 7.82m)

BEDROOM ONE
12'1" x 23'7" max (3.68m x 7.19m max)

ENSUITE
6'4" x 9 (1.93m x 2.74m)

BALCONY ONE
19' x 14'4" max (5.79m x 4.37m max)

BEDROOM TWO
10'10" x 11'3" (3.30m x 3.43m)

SHOWER ROOM
7' x 6'2" (2.13m x 1.88m)

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

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!

COUNCIL TAX BAND F

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.

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.

LEASEHOLD INFORMATION

Lease Length: 172 years Ground Rent: £463pa Service Charge: £3,922pa 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.

PROPERTY TENURE

Leasehold

AUCTIONEERS COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and is overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contract the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services



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



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