



**£600,000**  
**No 1 Gunwharf Quays**  
Portsmouth, PO1 3FS

Positioned on the 24th Floor of the signature No 1 Gunwharf Quays building within the prestigious development, is this two bedroom apartment which provides luxury living at its finest with views of Portsmouth Harbour, The Spinnaker Tower and over Portsmouth's hillslopes. The property has been meticulously designed to an exceptional standard, featuring high-specification fixtures and fittings throughout. It offers bright, spacious accommodation with an impressive open-plan layout and floor-to-ceiling windows, providing a magnificent outlook from the majority of rooms. On entering, you are welcomed by a hallway enhanced with mirrored walls to create a sense of space, which leads into the stunning kitchen/living room. A beautifully appointed family bathroom and two generous double bedrooms, with the principle offering a luxurious en-suite shower room complete the contemporary accommodation. As part of one of the South Coasts most exclusive residential developments, the home offers residents a 24-hour concierge service for security and convenience. The apartment includes one allocated parking space within the secure residents' car park and access to a cycle store - a rare benefit in such a central location. We feel that viewing is essential to truly appreciate this unique property.

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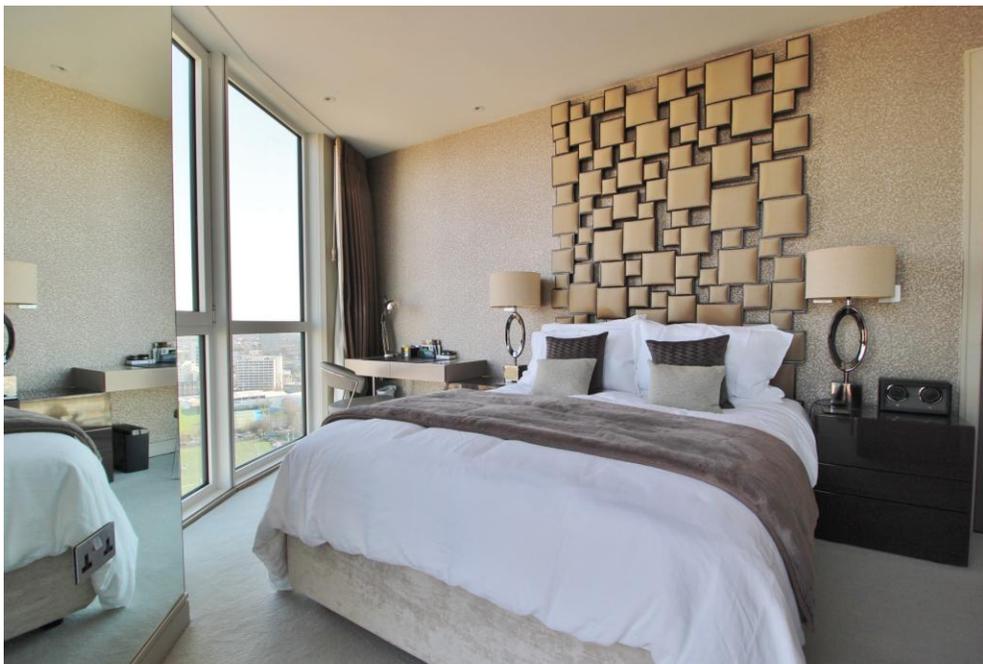


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#### **ENTRANCE TO BUILDING**

Remote controlled doors leading to foyer with 24 Hour concierge desk.

#### **INNER HALL**

Stairs and lifts to all floors and entrance to car park.

**ENTRANCE HALL** Wooden flooring, doors to all rooms, floor to ceiling mirrored clock, large mirrored wall, spot lights.

**STORAGE CUPBOARD** Consumer unit and electric meter, hanging rail, lighting.

**LARGE STORAGE CUPBOARD** Space and plumbing for washing machine, hot water cylinder, drying hanging rails and lighting.

**LOUNGE/KITCHEN** 26' 3" x 16' 4" (8.01m x 4.99m)

**LOUNGE AREA** Wooden flooring, bespoke media wall, floor to ceiling mirror, spot lights, double glazed floor to ceiling windows with views overlooking The Spinnaker Tower, HMS Warrior and The Solent.

**KITCHEN AREA** Stunning fitted kitchen comprising a range of wall and base level units incorporating granite square edge work surfaces and coloured glass splash backs, under cabinet lighting, stainless steel inset sink with mixer tap, induction hob, tall unit housing built-in fridge/freezer, built-in 'AEG' electric oven, 'AEG' combination oven/microwave and dishwasher, larder cupboard, spot lights, wooden flooring continued, space for table and chairs.

**BATHROOM** 7' 1" x 6' 4" (2.17m x 1.95m) Panel enclosed bath with thermostatic mixer and glass shower screen, vanity unit housing wash basin with mixer tap, concealed cistern WC, heated towel rail, tiled to principal areas and tiled flooring, spot lights.

**BEDROOM ONE** 14' 4" x 17' 6" (4.39m x 5.34m) Two double glazed floor to ceiling windows with views overlooking The Spinnaker Tower, HMS Warrior and The Solent, bedhead feature wall, floor to ceiling mirrors, carpeted, spot lights, door to:-

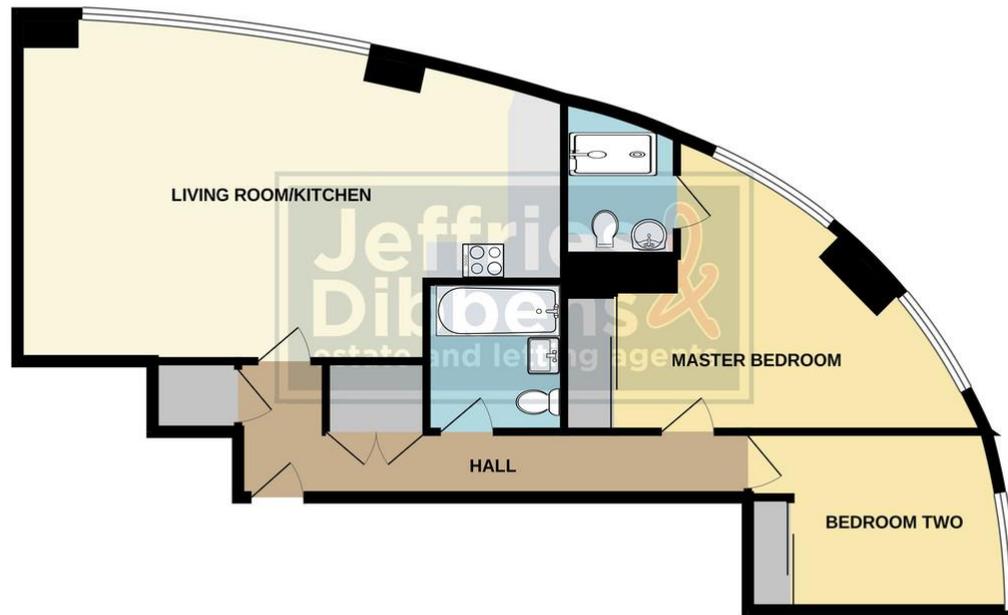
**ENSUITE** 4' 10" x 7' 4" (1.49m x 2.25m) Enclosed shower cubicle with thermostatic mixer and glass screen, concealed cistern WC, vanity unit housing wash basin with mixer tap and mirror above, heated towel rail, spot lights, tiled to principal areas and tiled flooring.

**BEDROOM TWO** 14' 10" including wardrobe depth x 8' 7" (4.53m x 2.62m) Double glazed floor to ceiling windows with viewings overlooking the city, fitted mirrored double wardrobe, carpeted, spot lights.

**PARKING** One allocated parking space within underground gated car park.

**COUNCIL TAX BAND** Band F

## TWENTY FOURTH FLOOR



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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### LEASE INFORMATION:

As of March 2026, the vendor has informed us that the lease details are as follows:-

**Tenure:** Leasehold

**Landlord/Managing Agent:** Berkeley Homes

**Balance of Lease:** 176 years remaining. Lease expires 26/11/2202.

**Ground Rent Charges:** £778.77 per annum.

**Ground Rent Review Period:** Unknown.

**Maintenance/Service Charges:** £5,327.90 per annum.

**Maintenance /Service Charges Review Period:** Annually.

**Building Insurance:** Included within service charge.

**Local Authority**  
Portsmouth City Council

**EPC Rating: C**

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchange of contracts.

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
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