

TO  
LET

£1,000 PCM

No 1 Building, Gunwharf Quays,  
Portsmouth, PO1 3FR



## HIGHLIGHTS

- ❖ STUDIO FLAT
- ❖ AVAILABLE JULY
- ❖ DESIRED LOCATION
- ❖ OFFERED FURNISHED
- ❖ MODERN LIVING
- ❖ 24 HOUR CONCIERGE
- ❖ NUMBER ONE BUILDING
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ GUNWHARF LOCATION
- ❖ OFF STREET PARKING SPACE

### \*\*STUDIO FLAT IN NO 1 BUILDING, GUNWHARF QUAYS\*\*

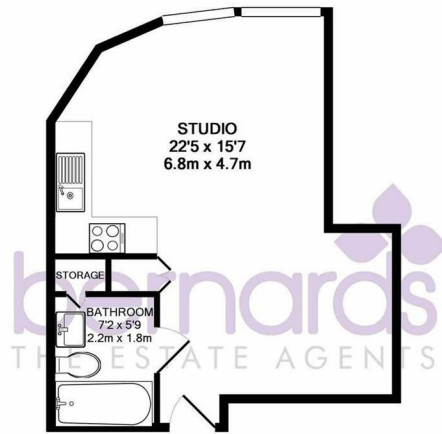
We are delighted to present this STUDIO FLAT in the desired and prestigious Number One Building, Gunwharf Quays with **ALLOCATED PARKING!**

The property is located in the central location of Gunwharf Quays. Situated in the heart of the shopping center consisting of designer outlet stores and numerous bars and restaurants.

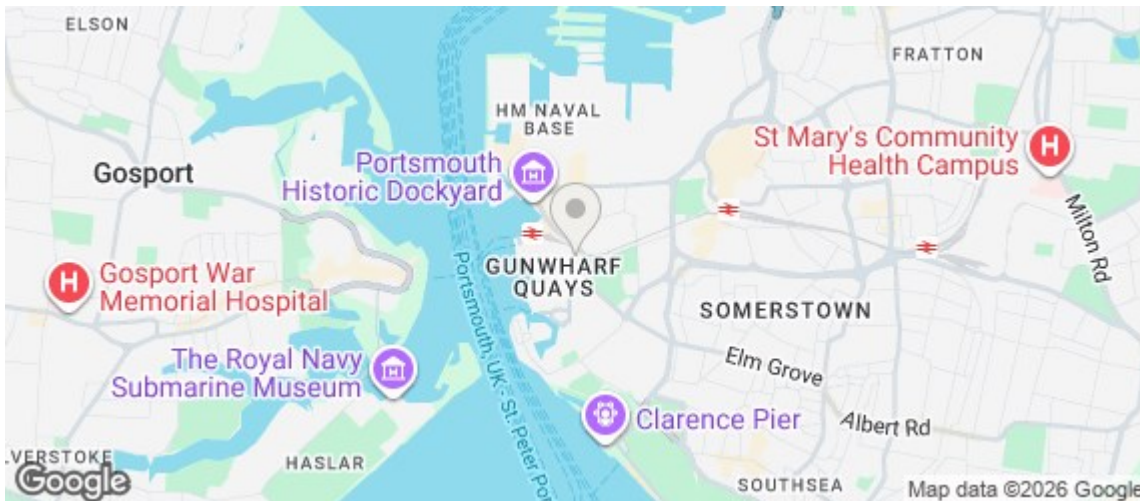
The flat is a purpose build modern studio with a fitted kitchen, bath and offers a concierge service.

Available July 2026, call now to arrange a viewing.





TOTAL APPROX. FLOOR AREA 346 SQ.FT. (32.1 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>75</b>	<b>77</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

