

## Anson Court

Gunwharf Quays, Portsmouth, PO1 3BG

RENT

**£2,100 pcm**

A well-presented and modern 3 Bedroom FURNISHED Penthouse Apartment located in the highly sought-after Gunwharf Quays development, offering stylish city living within walking distance of Portsmouth Harbour, restaurants, designer outlets, and excellent transport links.



# Property Features

- Three Bedrooms Penthouse Apt
- Open Plan Living Space
- Kitchen with Built in Appliances
- Neutral Decor and Carpets
- Modern Kitchen
- Main Bedroom with Ensuite
- Electric Heating
- Amazing Views
- Furnished

## OVERVIEW

A well-presented and modern, furnished 3 Bedroom Apartment located in the highly sought-after Gunwharf Quays development.

Gunwharf Quays is a vibrant waterfront destination in Portsmouth, combining contemporary living with a lively mix of shopping, dining, and leisure facilities. Set around the historic harbour, the area offers a unique marina-side environment with stunning views across the Solent and towards the Isle of Wight.

At the heart of the development is the iconic Spinnaker Tower, a landmark that defines Portsmouth's skyline. Residents benefit from immediate access to a wide range of designer outlet stores, restaurants, cafés, bars, a cinema complex and fitness facilities, all within a short walk. Gunwharf Quays also enjoys excellent transport connections. Portsmouth Harbour railway station is nearby, providing direct services to London and other major destinations, while ferry links from Portsmouth Harbour offer

quick access to the Isle of Wight and cross-Channel routes. Combining coastal scenery, historic surroundings and modern amenities, Gunwharf Quays is one of Portsmouth's most sought-after waterfront locations.

## ROOM MEASUREMENTS

Entrance Hall - 4.57m x 1.37m (14' 11" x 4' 5")

Kitchen/Living Room - 8.49m x 5.24m (27' 10" x 17' 2")

Bedroom One - 3.82m x 4.45m (12' 6" x 14' 7")

Ensuite - 1.35m x 2.01m (4' 5" x 6' 6")

Bedroom Two - 3.31m x 2.95m (10' 10" x 9' 7")

Bedroom Three - 2.96m x 2.64m (9' 8" x 8' 7")

Bathroom - 2.25m x 1.79m (7' 4" x 5' 10")

Balcony - 12.37m x 1.35m (40' 6" x 4' 5")

Balcony - 9.99m x 1.35m (32' 9" x 4' 5")

Two Allocated Parking Spaces

## GENERAL DESCRIPTION

This furnished, three bedroom penthouse apartment offers stunning views to all rooms accessed from the wrap around balcony.

The property features a bright open-plan living and kitchen area, designed for comfortable contemporary living, with floor to ceiling windows offering stunning views to Gunwharf and the harbour beyond.

The kitchen is fitted with integrated appliances and ample storage, making it both practical and modern. The living space is light and airy, creating an ideal environment for relaxing or entertaining and has doors that lead out onto the wrap around balcony.



The apartment also benefits from three well-proportioned bedrooms, the main bedroom having a lovely ensuite shower room finished to a high standard. There is a further separate bathroom fitted with bath with shower over.

The entrance hall has 2 large storage cupboards to help with all your storage needs and there is neutral décor throughout the property to allow tenants to easily personalise the space.

Additional benefits include secure entry to the building, lift access, and two allocated parking spaces, offering both convenience and security. The property is ideally suited to a single professional or professional couple seeking a prime waterfront location.



## MATERIAL INFORMATION

- Price (£) - 2100 pcm
- Holding Deposit - One Weeks Rent - £484.61
- Security Deposit - Five Weeks Rent - £2,423.07
- Tenure - Leasehold
- Council tax band (England, Wales and Scotland) - Band F
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking- 2 Allocated parking space
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- Accessibility - Accommodation over 1 floor - lift access but there are steps to the communal areas

## VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES ONLY

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







**Approximate total area<sup>(1)</sup>**

1135 ft<sup>2</sup>  
105.4 m<sup>2</sup>

**Balconies and terraces**

433 ft<sup>2</sup>  
40.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements