£280,000

Gunwharf Quays, Portsmouth PO1 3BF

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- SECOND FLOOR APARTMENT
- OPEN PLAN LIVING
- 2 BEDROOMS
- NO ONWARD CHAIN
- GUNWHARF QUAYS LOCATION
- IDEAL FIRST TIME BUY
- CLOSE TO SHOPS
- VIEWS TOWARDS SEA
- GOOD INVESTMENT
- CALL TO VIEW

** WELL PRESENTED 2ND FLOOR APARTMENT OFFERED CHAIN FREE IN GUNWHARF QUAYS **

We are delighted to bring to market this well appointed apartment in Gunwharf Quays. Occupying an enviable position on the 2nd floor of the historic Vulcan Building, this home has operated as both a residential dwelling and investment property over the years making this ideal for an owner occupier or buy-to-let investor.

The accommodation comprises two bedrooms, family bathroom and a large open plan lounge / kitchen / diner areas which is undoubtedly the heart of the home. From here you can enjoy some of the views afforded from certain angles whilst having a large enough space to enjoy quietly or entertain friends & family.

Gunwharf Quays offers a popular and vibrant scene. Close to the sea, views to the solent whilst also having a plethora of shops, restaurants and entertainment venues on hand, this is a fantastic apartment that warrants an early internal inspection

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











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PROPERTY INFORMATION

SECOND FLOOR APARTMENT

KITCHEN / SITTING / DINING ROOM
25'7" x 23'9" (7.80m" x 7.24m")

BATHROOM
10'9" x 10'5" (3.28m" x 3.18m")

BEDROOM 1
13'9" x 12'8" max (4.19m" x 3.86m" max)

BEDROOM 2
8'10" x 8'6" (2.69m" x 2.59m")

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 - CIRCA 174 YEARS REMAINING Ground Rent : £200 Service Charge : £4000
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.

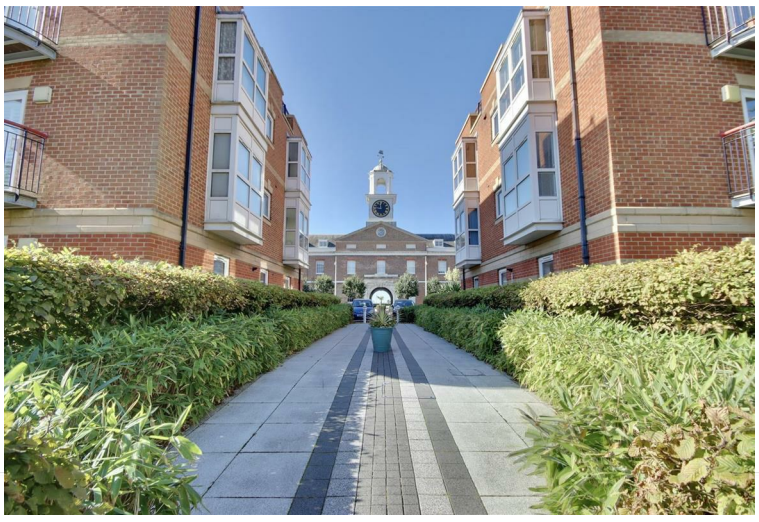
Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection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

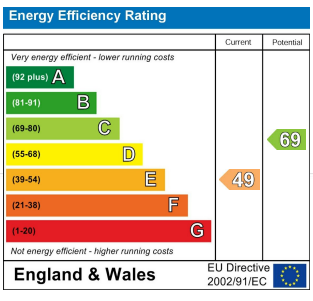
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



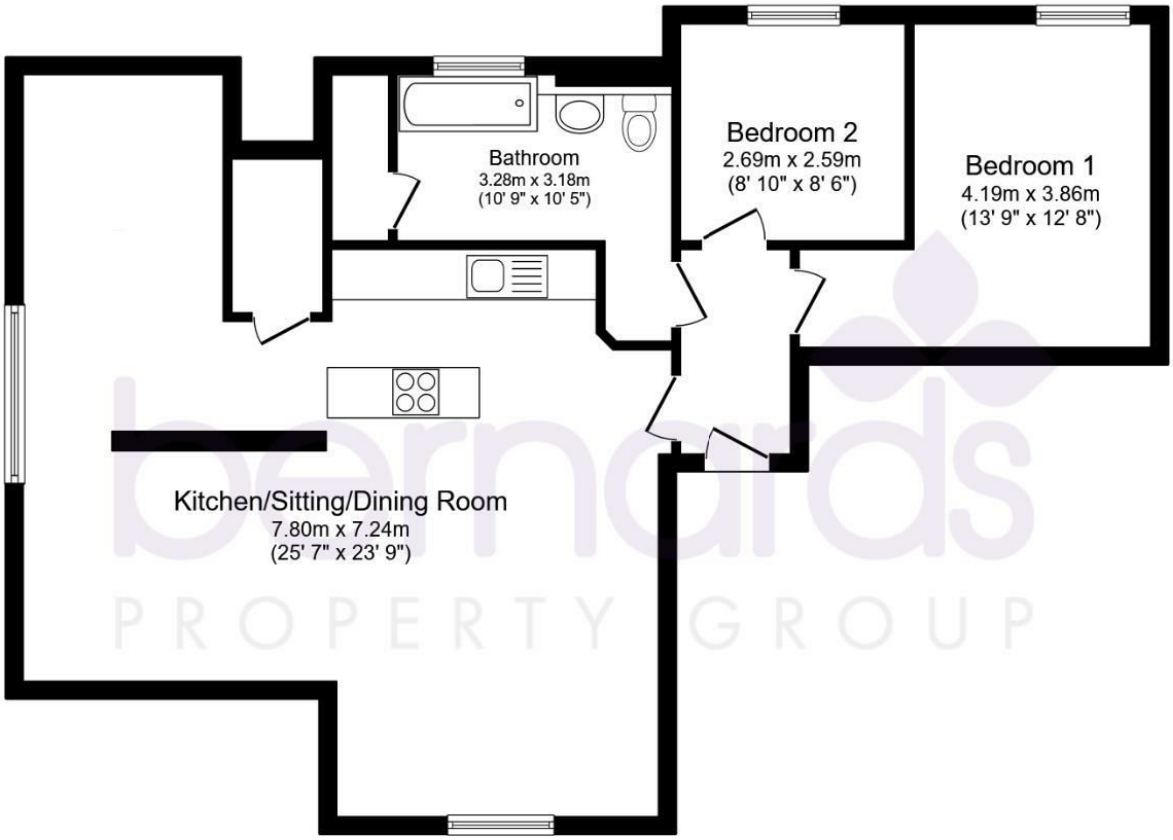








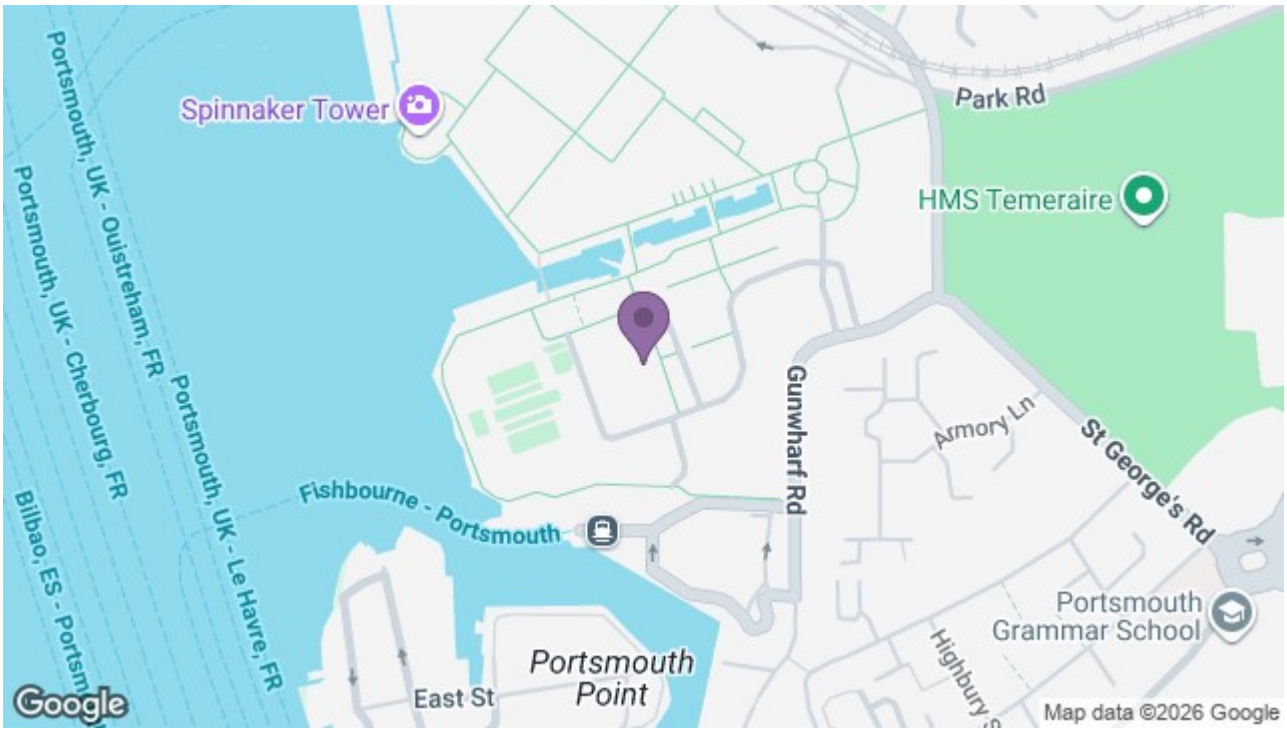
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Second Floor

Total floor area: 87.0 sq.m. (937 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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