# £2,800 Per Calendar Month

## Centurion Court, Portsmouth PO1 3BQ

bernards
THE ESTATE AGENTS

2 2 1



## HIGHLIGHTS

- GUNWHARF PENTHOUSE
- TWO DOUBLE BEDROOMS
- TWO PARKING SPACES
- PREMIUM DUPLEX
- SUBSTANTIAL ROOF TERRACE
- TWO BALCONIES
- TWO BATHROOMS
- AVAILABLE NOW
- DESIRABLE LOCATION
- A MUST VIEW

***INCREDIBLE GUNWHARF PENTHOUSE***

Are you looking for a luxury penthouse situated in the requested area of Gunwharf Quay's with secure parking?

How about a penthouse that gives you views far stretching views across Portsmouth from your own 60ft roof terrace?

Boasting three outside areas, including a roof terrace, potentially the biggest in Gunwharf, you can relax in relative harmony.

The property will suit professional people or someone looking for a second property who may travel abroad regularly. The property is very much a 'lock and leave' if you wanted it to be.

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. Invite people over for a nice meal or enjoy a glass of wine and not have to miss out on the conversation. Watch the sunset from the multi aspect windows, flooding the room with light.

Both bedrooms are good size doubles enjoy private balconies, with the master also benefitting from a ensuite bathroom and a walk in wardrobe.

The entrance hall includes multiple large storage cupboards, including a spacious cloakroom, which could easily function as a study.

Completing the property is the three piece shower room, access off the entrance hall.

Step out the door to enjoy everything that Southsea and Portsmouth offer. Shopping and fine dining in Gunwharf Quays or stroll over to Old Portsmouth to enjoy the local cuisine whilst soaking up the historic streets.
Come and view to fully appreciate what this beautifully presented property offers.

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











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# 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)

## Council Tax Band F

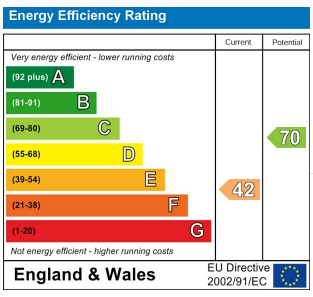
## Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Tenant Fees Act 2019
As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
· Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
· Council tax (payable to the billing authority);
· Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
· Reasonable costs for replacement of lost keys or other security devices;
· Contractual damages in the event of the tenant's default of a tenancy agreement; and
· Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## Right to Rent
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.




Scan here to see all our properties for sale and rent



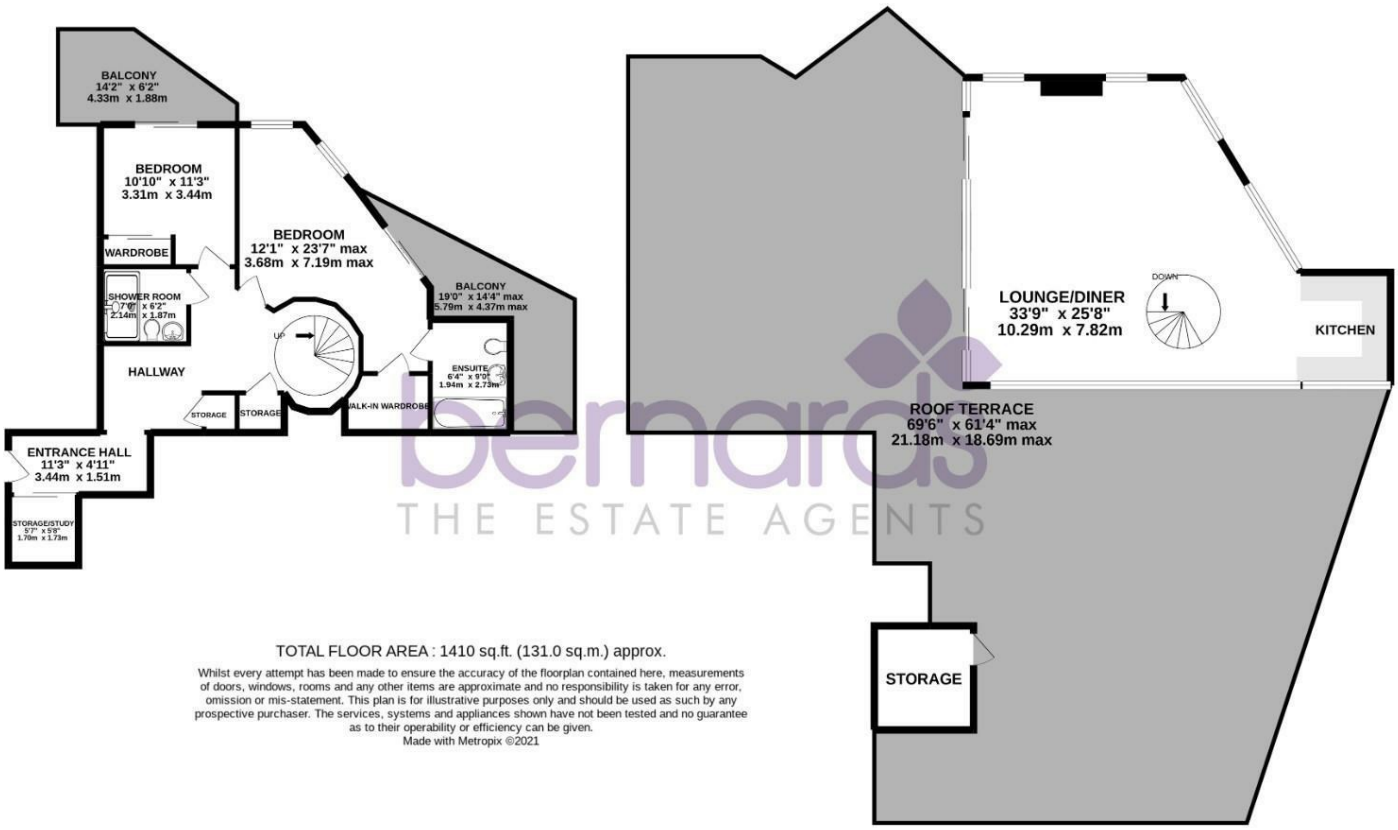






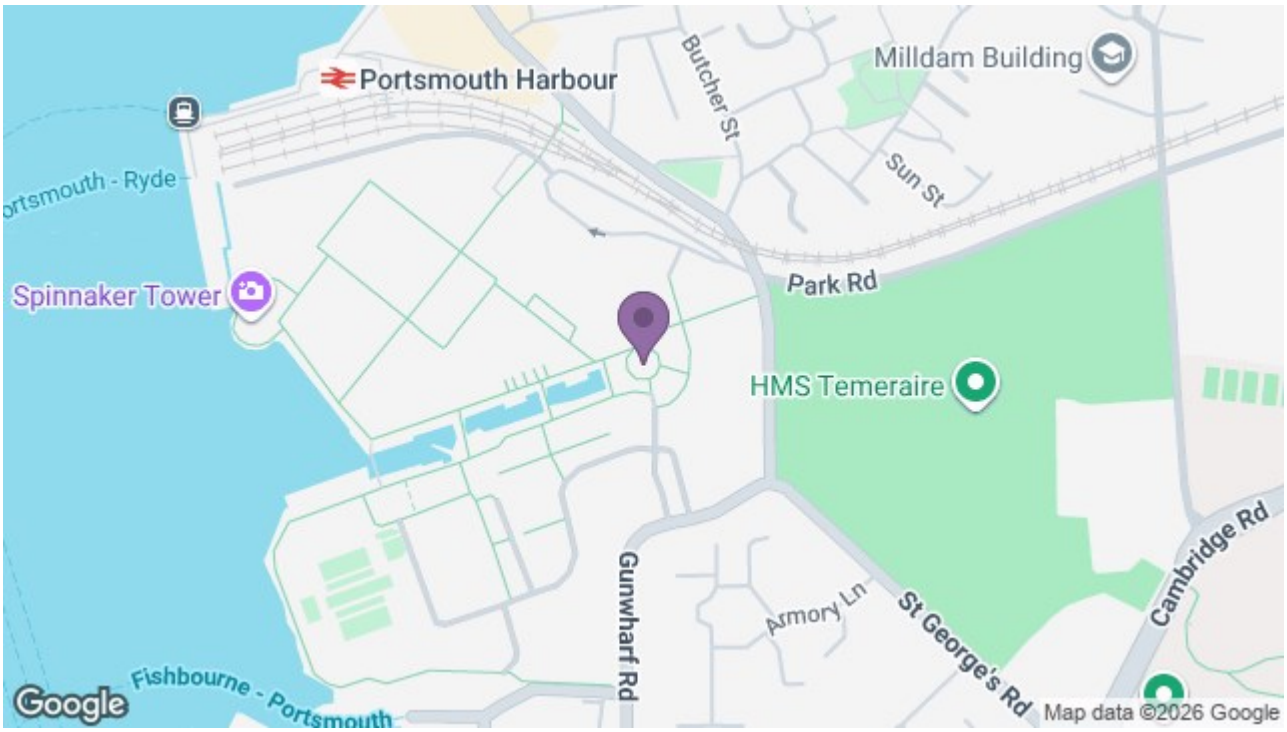
7TH FLOOR
711 sq.ft. (66.1 sq.m.) approx.

8TH FLOOR
699 sq.ft. (64.9 sq.m.) approx.




TOTAL FLOOR AREA : 1410 sq.ft. (131.0 sq.m.) approx.

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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