£255,000

The Canalside, Gunwharf Quays,
Portsmouth PO1 3BP



HIGHLIGHTS

- GUNWHARF QUAYS
- ALLOCATED PARKING
- CHAIN FREE
- BALCONY
- MODERN BLOCK
- WELL PRESENTED
- UNDERGROUND CARPARK
- STUNNING VIEWS
- ONE BEDROOM
- CALL TO VIEW

** ONE BEDROOM GUNWHARF APARTMENT OFFERED CHAIN FREE **

We are delighted to welcome to the sales market, executive apartment in the exclusive gated development at Gunwharf Quays. This luxury property is presented a very high standard and is offered chain free.

The property is comprised of a 24ft kitchen/lounge/diner, with the kitchen installed with integrated appliances opposite a Canalside balcony with stunning views over Gunwharf Quays and the Spinnaker Tower. Moving back inside, and accessed off the large entrance hall, the property holds a modern bathroom and a good sized double bedroom, holding large built in wardrobes.

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.

Complete with allocated underground parking, visitor permits, onsite management and its amazing location, this property has it all. 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

KITCHEN/LOUNGE/DINER
24'0" x 17'3" (7.34 x 5.28)

BEDROOM
12'9" x 10'11" (3.91 x 3.33)

BATHROOM
7'8" x 6'7" (2.34 x 2.03)

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

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!

Council Tax Band D
Portsmouth City Council: BAND D

Leasehold Information
Lease Length: 173 Years Ground Rent: £347.76 Service Charge: £2,947.54
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.

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.

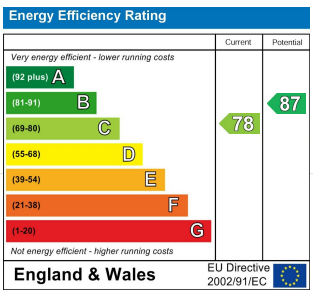
Property Tenure
Leasehold









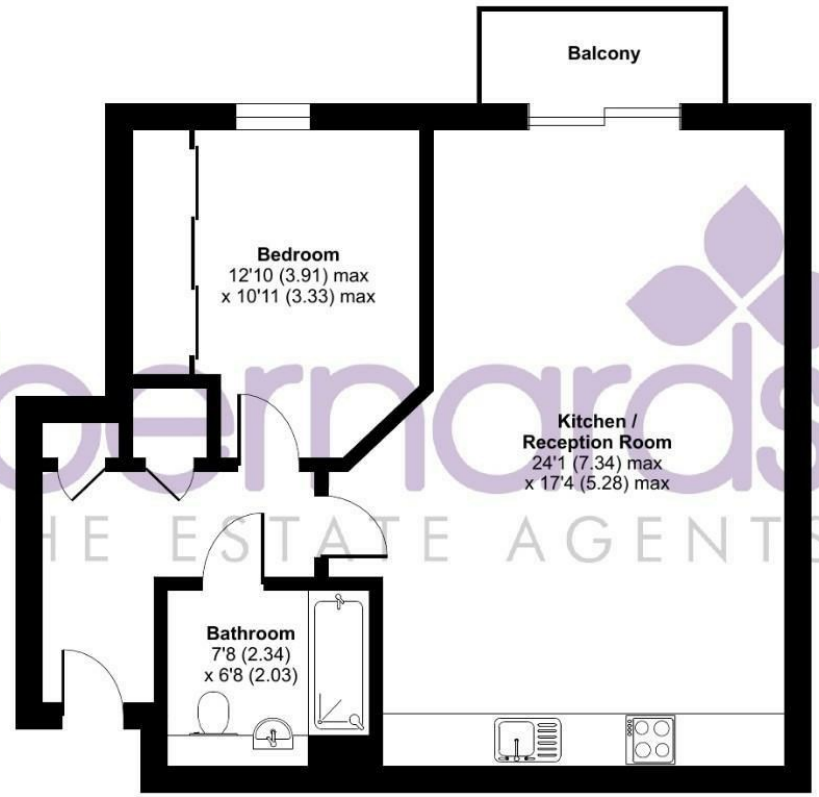


Scan here to see all our properties for sale and rent

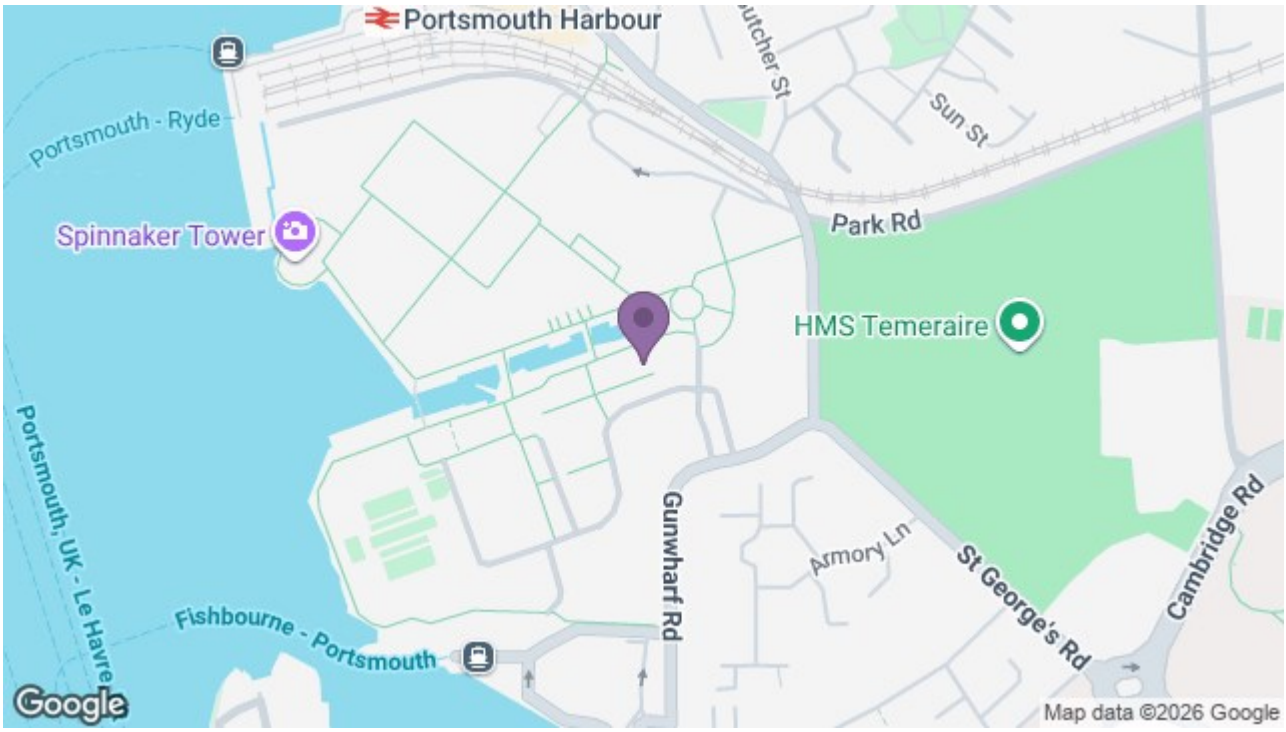
The Canalside, Gunwharf Quays, Portsmouth, PO1

Approximate Area = 624 sq ft / 58 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1312683



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