£300,000

Gunwharf Quays, Portsmouth PO1 3FS

bernards
THE ESTATE AGENTS

2 2 1

HIGHLIGHTS

- 2 BEDROOM APARTMENT
- CONCIERGE SERVICE
- 10TH FLOOR
- CHAIN FREE
- TWO BATHROOMS
- BALCONY WITH VIEWS
- PARKING
- SOUGHT AFTER LOCATION
- IDEAL INVESTMENT
- CALL TO VIEW

** 10TH FLOOR APARTMENT IN GUNWHARF QUAYS OFFERED CHAIN FREE **

Nestled in the prestigious Number One Building at Gunwharf Quays, this apartment offers an opportunity to experience modern living with views across the Solent. Offered CHAIN FREE

The flat features two well-appointed bedrooms and well as two bathrooms giving convenience at your fingertips, The spacious reception room serves as a welcoming area for entertaining guests or enjoying quiet evenings at home.

Residents of this building benefit from a dedicated concierge service, adding an extra layer of luxury and convenience to daily life. Additionally, the property includes parking for one vehicle, a valuable asset in this vibrant area.

Gunwharf Quays is renowned for its lively atmosphere, offering a plethora of shops and restaurants right on your doorstep. This flat not only provides a comfortable living space but also places you in the heart of a thriving community.

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

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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
22'9" x 16' (6.93m x 4.88m)

BEDROOM ONE
13'5" x 9'10" (4.09m x 3.00m)

ENSUITE

BEDROOM TWO
9'10" x 8'1" (3.00m x 2.46m)

BATHROOM
7'5" x 5'6" (2.26m x 1.68m)

Council Tax Band E

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

Leasehold Information
Management Company : Lease Length : 981 years Ground Rent : £545 Service Charge : circa £4,000 per annum
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.

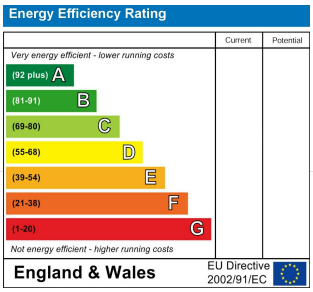
Property Tenure
Leasehold

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.

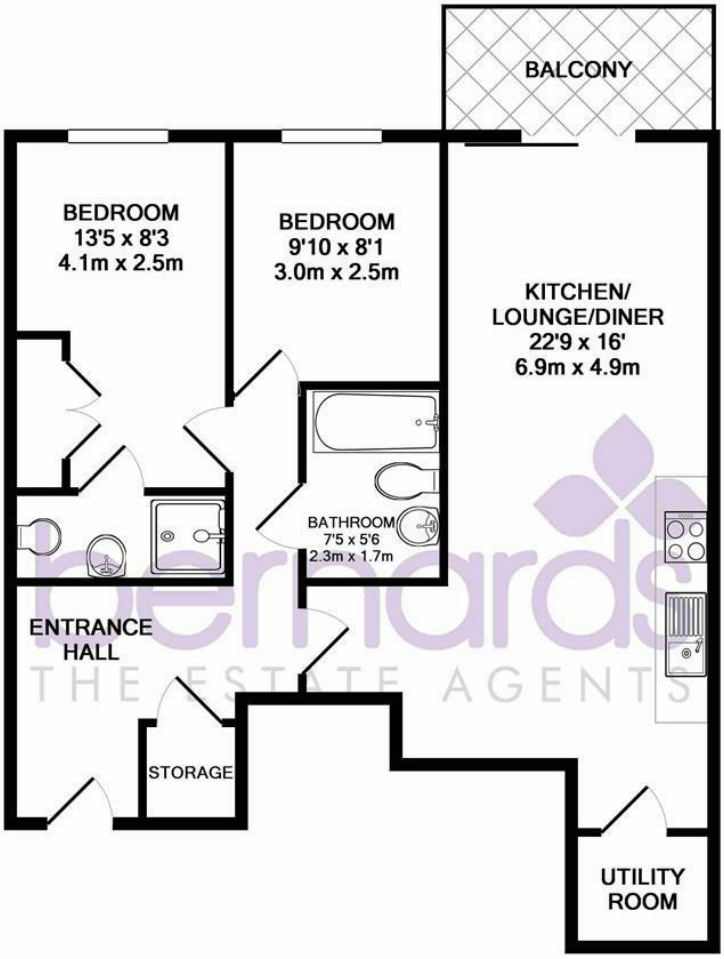
Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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!



Scan here to see all our properties for sale and rent



TOTAL APPROX. FLOOR AREA 672 SQ.FT. (62.5 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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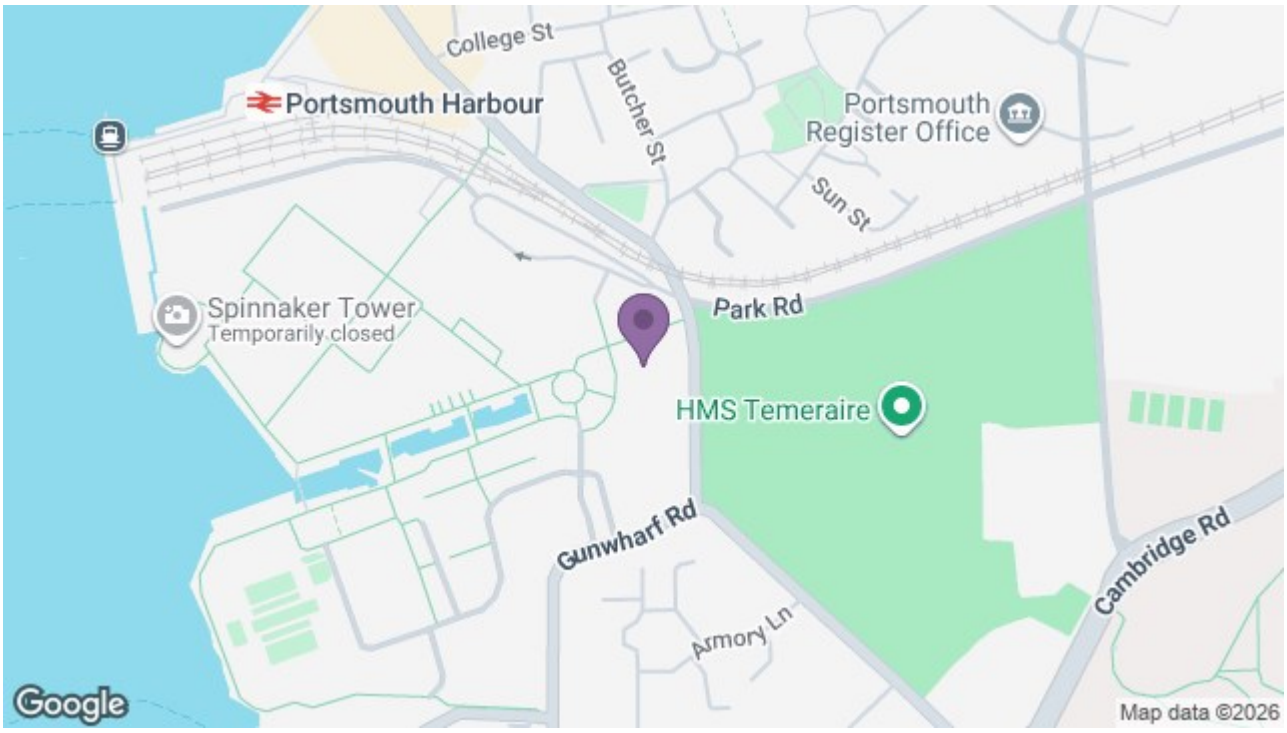

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