£425,000

Gunwharf Quays, Portsmouth PO1 3TH

bernards
THE ESTATE AGENTS

2 2 1



HIGHLIGHTS

- STUNNING APARTMENT
- HABOUR VIEWS
- GUNWHARF QUAYS
- OPEN PLAN ARRANGEMENT
- UNDERGROUND PARKING
- FIRST FLOOR
- OFFERED CHAIN FREE
- CLOSE TO SHOPS
- BALCONY
- CALL TO VIEW

** IMPRESSIVE GUNWHARF QUAYS APARTMENT OFFERED CHAIN FREE **

We are excited to bring to market this exceptional 2 bedroom apartment in popular Gunwharf Quays. This first floor home has much to shout about, none more so than being offered CHAIN FREE and being sold with TWO ALLOCATED PARKING SPACES in a secure underground position

The apartment itself is a joy to behold with the heart and soul of the home undoubtably being the open plan lounge kitchen dining area. A vast and bright area, there is an abundance of space to be enjoyed whether it's a cosy night in or a 'come dine with me' experience.

Both bedrooms are unique in configuration and come with en-suite facilities. However a further WC from the hallway makes this an ideal apartment. There is also a dual access balcony offering far reaching views across the Solent. A super opportunity to purchase a great property as either a 2nd home, investment or somewhere to enjoy yourself, please call to view.

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











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PROPERTY INFORMATION

KITCHEN LOUNGE DINER
27'0" x 21'6" max (8.23m" x 6.55m" max)

BEDROOM 1
17'11" x 11'9" max (5.46m" x 3.58m" max)

EN-SUITE

BEDROOM 2
19'6" x 11'4" max (5.94m" x 3.45m" max)

EN-SUITE

SEPERATE WC

BALCONY

UNDERGROUND PARKING

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
Portsmouth City Council: BAND E

Leasehold Information
Lease Length : 175 YEARS Ground Rent : £218 P/A Service Charge : £318 PCM
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.

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!

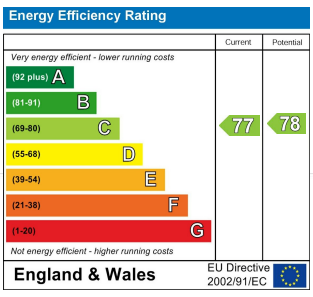
Property Tenure
Leasehold





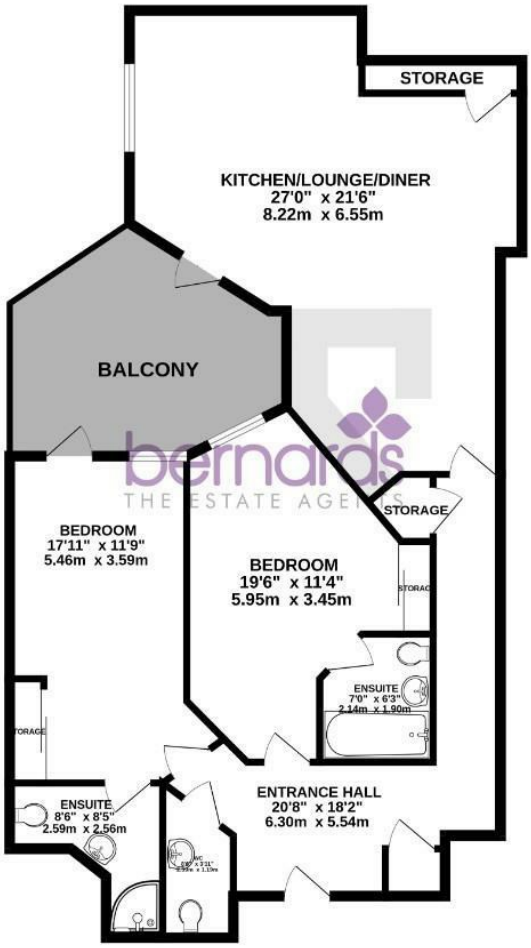






Scan here to see all our properties for sale and rent

1ST FLOOR
1053 sq.ft. (97.8 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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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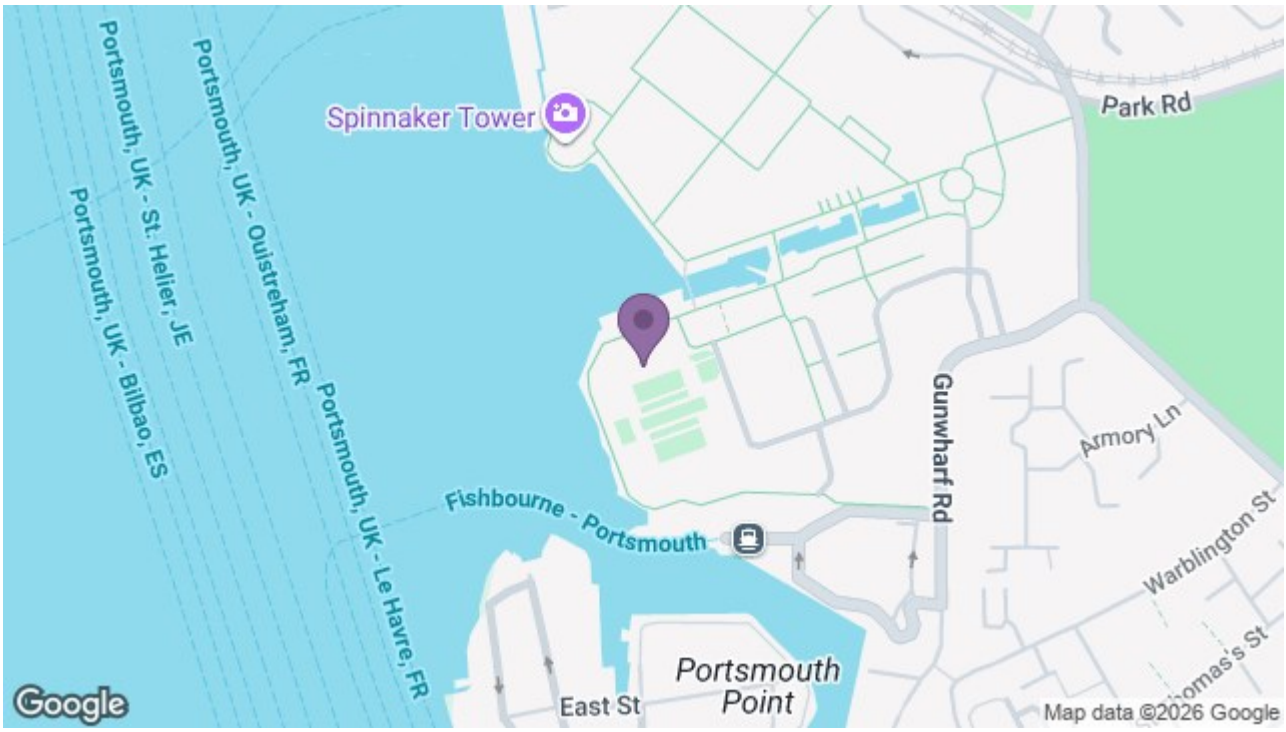

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