

# bushnell porter



## The Vulcan, Gunwharf Quays Portsmouth PO1 3BF



- Communal entrance hall
- Lift and stairs to all floors
- Owners entrance hall
- Feature open plan kitchen/dining room/lounge with vaulted ceiling
- Two bedrooms
- White three piece bathroom suite
- Electric heating
- Allocated parking
- Original Vulcan building period features



### Independent Estate Agents

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**A two bedroom top floor apartment with feature vaulted ceilings and rear aspect views through communal gardens towards the entrance to Portsmouth Harbour.**

## **ACCOMMODATION**

**COMMUNAL ENTRANCE HALL** via security entrance phone, lift and stairs to all floors.

**OWNERS ENTRANCE HALL** doors to all rooms.

**LOUNGE/DINING ROOM/KITCHEN** 25ft 7 (7.80m) max. x 23ft 9 (7.24m) max. (measurements approximate due to irregular shape of room, feature vaulted beamed Vulcan building ceiling with feature exposed brick wall with half-moon window and views down communal gardens and towards the entrance to Portsmouth Harbour, further side aspect window, television point, electric panel heater. **Kitchen area** kitchen comprising Cream panel effect units with brushed steel effect furniture, one and a half bowl stainless steel inset sink unit with chrome monobloc mixer tap over, wood block effect work surfaces with matching splashback, range of storage cupboards and drawers under, further range of matching eyelevel storage cupboards, integrated fridge/freezer, integrated dishwasher and washing machine, built-in brushed steel electric oven set into centre island unit with electric hob over, wood block effect work surfaces with storage cupboards and drawers under, brushed steel and glass floating cooker hood over hob, tiled flooring.

**BEDROOM 1** 13ft 9 (4.19m) max. x 12ft 8 (3.86m) max. part restrictive sloping ceiling, side aspect window views toward The Spinnaker Tower, electric panel heater, television point.

**BEDROOM 2** 8ft 10 (2.69m) x 8ft 6 (2.59m) side aspect window, part restrictive head height ceiling, electric panel heater, views toward The Spinnaker Tower.

**BATHROOM** 11ft 1 (3.38m) x 10ft 1 (3.07m) side aspect room with views towards The Spinnaker Tower, part restrictive head height ceiling, white three piece suite comprising panel enclosed bath with tiled surround, chrome bath/shower mixer, floating wall mounted wash hand basin with chrome monobloc mixer tap, close coupled wc with concealed cistern, towel rail/radiator, built-in storage cupboard housing water cylinder, extractor fan, tiled flooring.

**OUTSIDE** to the rear of the property there is allocated car parking space within the residence parking area, there is also additional visitor parking spaces with visitors permit.

**NB: AGENTS NOTES** an internal inspection is highly recommended to appreciate size, layout and features that this top floor two bedroom apartment has to offer. Please note due to the vaulted and beamed ceiling there are head height restrictions throughout the flat. This property is currently tenanted.

**COUNCIL TAX – Portsmouth City Council – Band E - £2,800.98 (2026/2027)**

## **LEASEHOLD**

**Lease length – 199 years from April 1999**

**Maintenance charges – to be confirmed**

**Ground rent – £200.00 per annum**

**BROADBAND/MOBILE SUPPLY CHECK – online at ‘Ofcom checker’ OR via the following link -**

**<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>**

**SCAN QR CODE FOR DIRECT ACCESS TO ALL OUR PROPERTIES**





The Floor Plan is For Guidance Only And is Not To Scale

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

