£1,500 PCM

The Canal Side Gunwharf Quays,
Portsmouth PO1 3BP

bernards
THE ESTATE AGENTS

2 2 1



HIGHLIGHTS

- TWO BEDROOMS
- TWO BATHROOMS
- ALLOCATED UNDERGROUND PARKING
- WELL PRESENTED
- KITCHEN/LIVING AREA
- UNFURNISHED
- GUNWHARF LOCATION
- AVAILABLE FROM NOVEMBER 2026
- NEUTRALLY DECORATED

UNDERGROUND PARKING SPACE INCLUDED

Nestled in the vibrant heart of Gunwharf Quays, this delightful two-bedroom apartment offers a perfect blend of modern living and convenience. The property boasts a spacious reception room, ideal for relaxation or entertaining guests, and two well-appointed bedrooms that provide a comfortable retreat. With two bathrooms, morning routines are made effortless, ensuring privacy and ease for all residents.

This purpose-built flat is designed for contemporary lifestyles, featuring an underground parking space, a rare find in such a bustling area. The location is truly exceptional, with an array of bars, restaurants, and shops just a short stroll away, allowing you to immerse yourself in the lively atmosphere of Gunwharf Quays.

Offered unfurnished, this apartment presents a blank canvas for you to personalise and make your own. Whether you are a professional, or student, this property is an excellent opportunity to enjoy the best of Portsmouth living. Don't miss the chance to secure this charming apartment in one of the city's most sought-after locations.

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











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PROPERTY INFORMATION

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.

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:

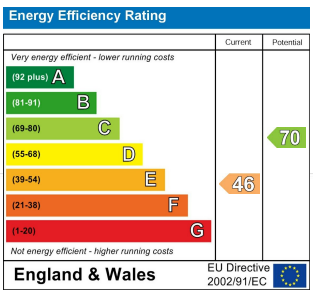
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.

Council Tax Band E



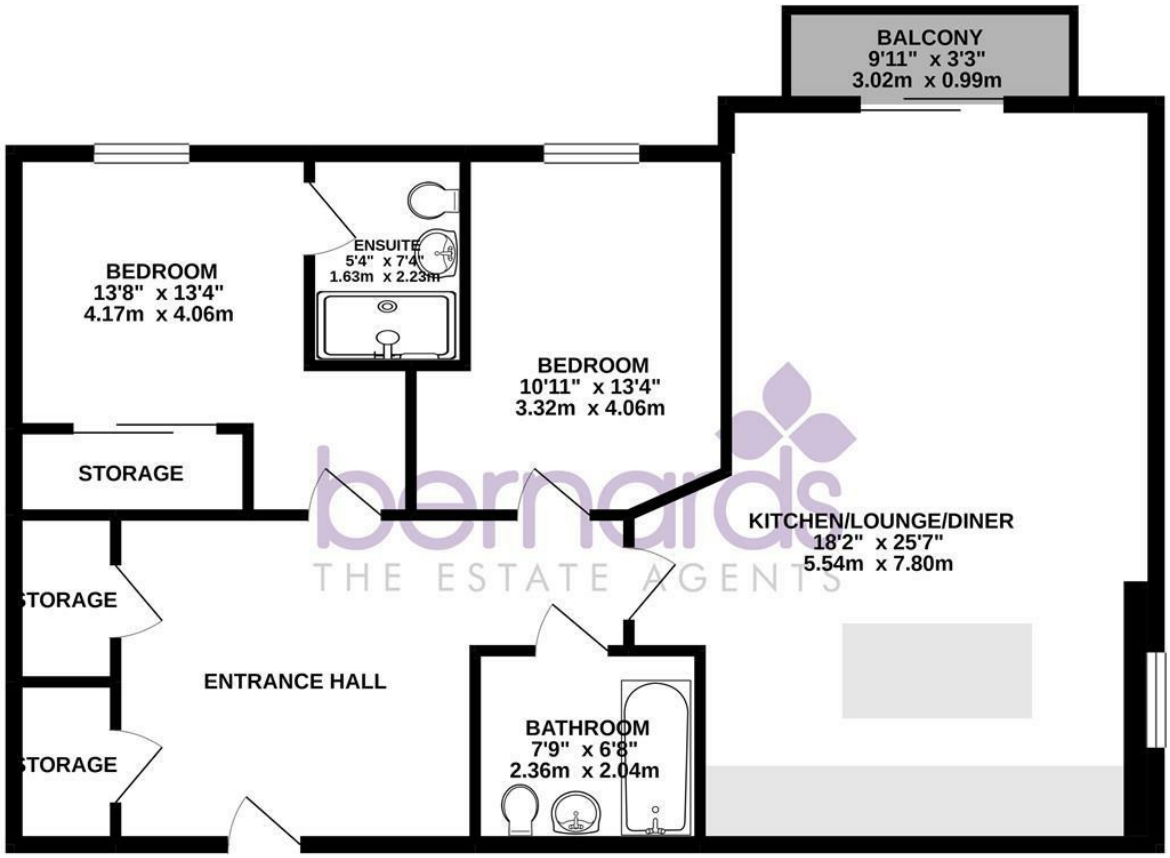






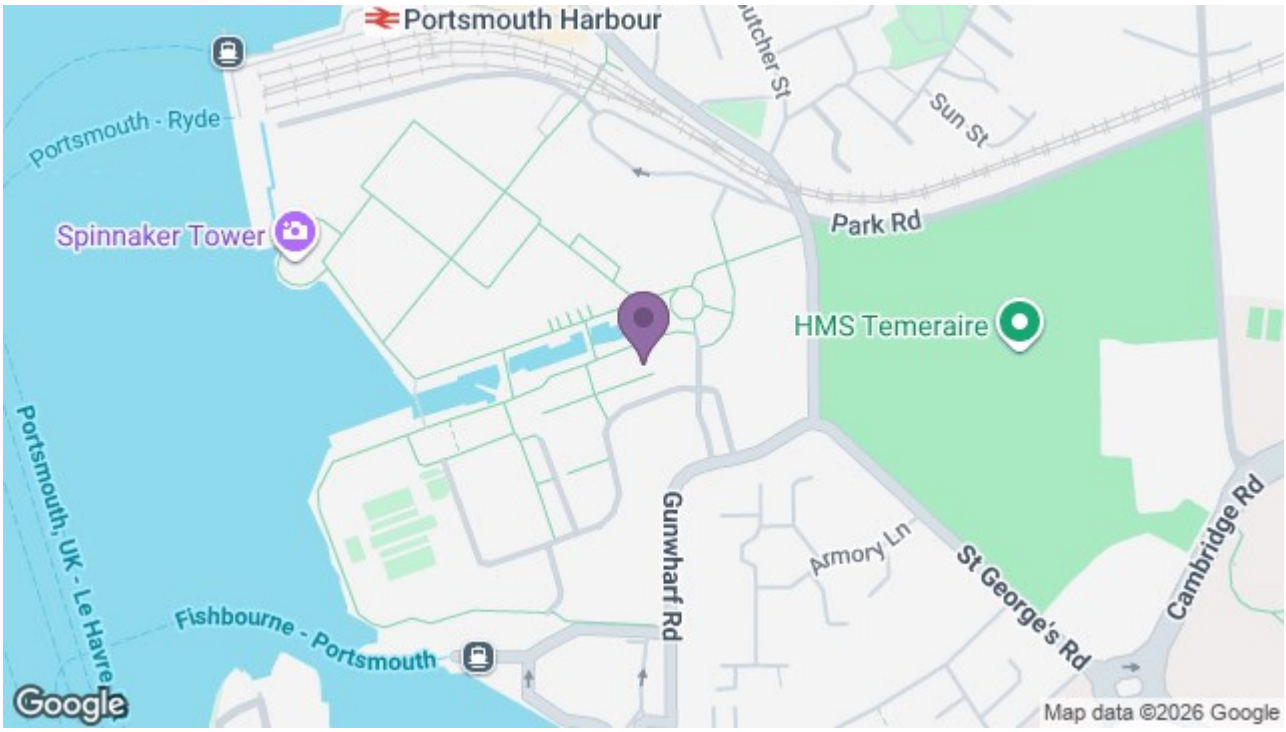
Scan here to see all our properties for sale and rent

FIRST FLOOR
957 sq.ft. (89.0 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (89.0 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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