



## 31 Campbell Road, Portsmouth, PO5 1RP

### Asking Price £315,000

GD3 Property are excited to present and offer for sale a unique, dream home opportunity.

This brand new, luxurious, penthouse apartment will sit with two spacious bedrooms on the third floor of Campbell Mansions in the sought after and desirable community of Campbell Road in Southsea. The apartment will provide the perfect blend of a vibrant community and the peace and tranquillity of an inviting home.

Ideally situated and offering easy access to local amenities, parks, and the stunning seafront, this property really is a dream.

While the property is undergoing construction and a high-quality finish, you have the option to create a comfortable and inviting home by choosing your desired interior finish, making this a one-time opportunity to create the perfect living space. This is in addition to the high specification of high energy efficiency, triple glazing, solar panels, battery storage and heat pump.

This property will boast an outside balcony terrace, two double bedrooms, one with en suite, a lounge and dining area, kitchen and bathroom. All rooms have been thoughtfully placed for practicality, enjoyable living and a real warm welcome home after a day away.

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**Lounge 15'7" x 17'0" (4.75 x 5.20)**

**Bedroom 2 11'5" x 10'9" (3.50 x 3.30)**

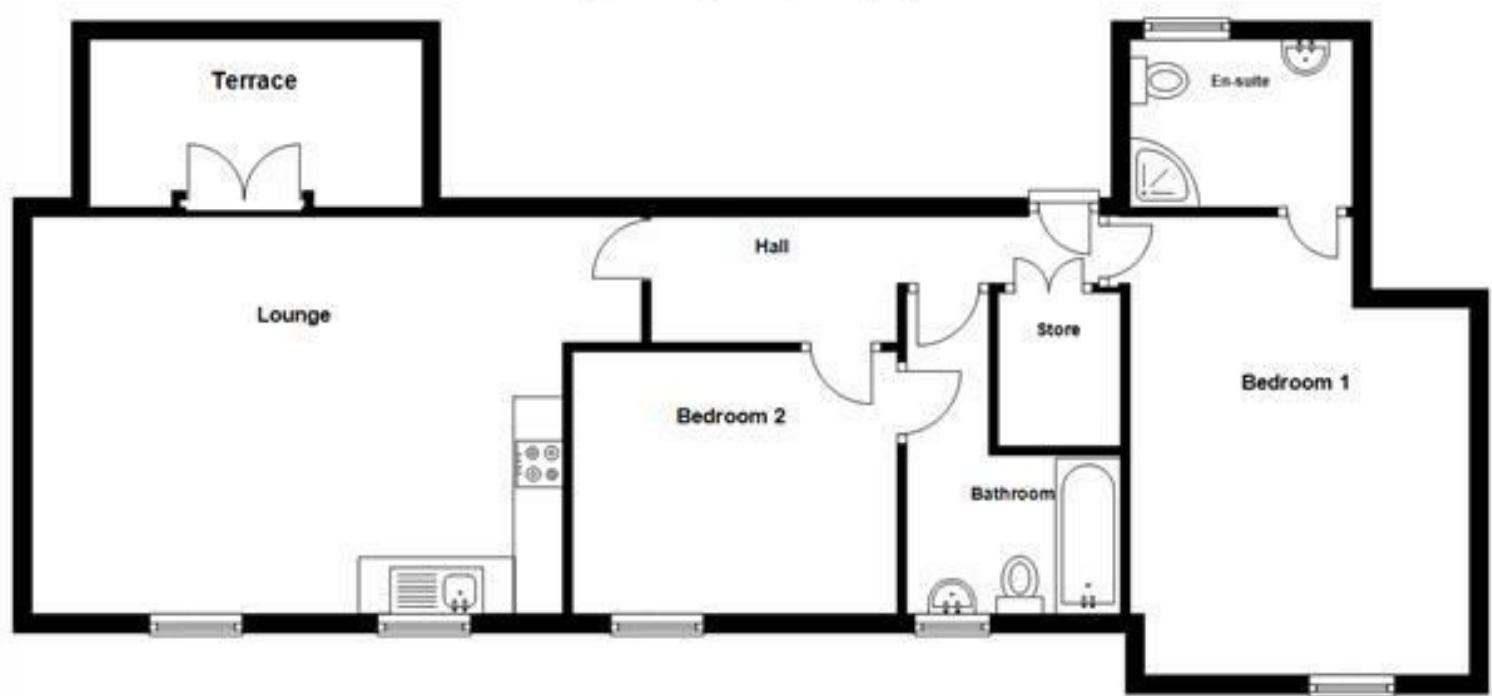
**Bathroom 10'9" x 7'10" (3.30 x 2.40)**

**Bedroom 1 11'5" x 13'1" (3.50 x 4.0)**

**En Suite 6'10" x 5'10" (2.10 x 1.80)**

## Ground Floor

Approx. 74.0 sq. metres (797.0 sq. feet)



Total area: approx. 74.0 sq. metres (797.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	