



## Blue Building

Gunwharf Quays, Portsmouth, PO1 3ET

**One Bed Furnished Apartment with Parking**

RENT

**£1,450 pcm**

# Property Features

- Modern, well-presented apartment
- One Double Bedroom
- Modern Bathroom
- Close to shops and bars at Gunwharf Quays
- Furnished
- Allocated Parking Space
- Open Plan Kitchen/Lounge
- Electric Heating
- Neutral Decor



## DESCRIPTION

Standing between historic Old Portsmouth and The Naval Heritage Centre, Gunwharf Quays is a unique and bustling leisure and retail destination and highly desirable residential address. The town centres of Portsmouth and Southsea (Commercial Road and Palmerston Road) are some one mile away only as are many public amenities, including main-line stations, links to The Isle of Wight, schools, and University campus.

A modern purpose built one-bedroom furnished apartment in central Gunwharf. The accommodation offers entrance hall with storage cupboard, a modern kitchen with integrated appliances, opening onto light and bright lounge area with lovely views across Portsmouth. There is a good size double bedroom and separate bathroom with modern white sanitary ware and fully tiled walls and flooring. The apartment also benefits from electric heating, double glazing, secure entry system and one allocated underground parking space.



## MATERIAL INFORMATION

Holding Deposit - One Weeks Rent £334.61

Security Deposit - Five Weeks Rent £1673.05

Council Tax - Portsmouth City Council - Band D

12-month tenancy

Property Construction – Awaiting confirmation of construction.

Electricity Supply – Mains Electric

Water and Sewerage – Mains

Heating – Electric Heating

Broadband –Fibre available

Mobile Signal – ADSL Fibre Checker

(openreach.com)

Parking – Allocated parking - Parking Space - 138 (has a lockable parking post)

Restrictions – Subject to Lease restrictions

Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

Accessibility - Top floor apartment with lift access.



## VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES LIMITED

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	85   B	86   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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