MARINA Life HOMES



Blake House

Gunwharf Quays, Portsmouth, PO1 3TH

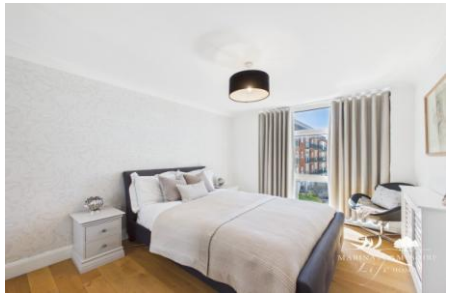
Asking Price Of

£625,000

Second-floor Blake House apartment in Gunwharf Quays with stunning Solent and Spinnaker Tower views. Two double bedrooms with en-suites, fitted wardrobes, stylish kitchen with integrated AEG appliances, bright living area, private balcony, parking, and prime waterfront location.









Property Features

- Situated within the prestigious Blake House at Gunwharf Quays
- Dual-aspect living room with beautiful water views
- Two generously proportioned double bedrooms with harbour views
- Stylish en-suite shower rooms to both bedrooms
- Private balcony with direct views of the iconic Spinnaker Tower
- Contemporary kitchen featuring integrated AEG appliances
- Two allocated underground parking spaces
- Separate Guest Cloakroom
- Accessible living made easy, with step-free ramp access and lift access to all floors.
- Video entry system providing added security, convenience and peace of mind

OVERVIEW

Situated within the sought-after Blake House development, this apartment offers an exceptional opportunity to enjoy contemporary waterside living in one of the South Coast's most desirable locations. Perfectly positioned close to Portsmouth Harbour and the historic waterfront, the property enjoys an enviable setting, with the iconic Spinnaker Tower and the vibrant atmosphere of Gunwharf Quays just moments away. Combining modern convenience with the charm of Portsmouth's rich maritime heritage, this is a location that offers both lifestyle and practicality.

The surrounding area offers an excellent choice of shops, restaurants, cafés and leisure facilities, with Gunwharf Quays providing an attractive selection of designer outlets and waterside dining. Whether enjoying a coffee overlooking the harbour, browsing the boutiques or meeting friends for an evening meal, there is plenty to enjoy right on your doorstep. Beyond Gunwharf, Portsmouth offers a wealth of amenities, making this an ideal setting for those seeking an easy and convenient lifestyle.

Connectivity is another significant advantage of this location. Portsmouth Harbour railway station is just a short stroll away, offering direct services to London Waterloo in approximately an hour and a half, making the apartment ideal for those balancing coastal living with regular trips to the capital. Excellent road links via the M27 provide easy access along the South Coast and beyond, while nearby ferry services offer convenient crossings to the Isle of Wight.

For those who enjoy exploring, the historic streets of Old Portsmouth are close by, offering cobbled lanes, traditional pubs, historic fortifications and beautiful waterfront walks. A little further along the coast, Southsea provides a more traditional seaside atmosphere, with its independent shops, popular restaurants, cafés and expansive seafront.

Together, these neighbouring areas offer a wonderful mix of history, culture and contemporary coastal living.

The apartment within Blake House is particularly well suited to those looking to downsize, professionals seeking a convenient base or second-home owners wanting a waterside retreat. Offering the ease and practicality of apartment living, with an excellent range of amenities and attractions close at hand, this is a home that lends itself perfectly to a low-maintenance, lock-up-and-leave lifestyle. Whether as a permanent residence or a weekend escape, Blake House provides an appealing opportunity to enjoy all that Portsmouth and the surrounding coastline have to offer.







PROPERTY DESCRIPTION

Occupying a prime second-floor position within the prestigious Gunwharf Quays development, this exceptional apartment at Blake House has been beautifully enhanced by the current owner to offer a sophisticated and effortlessly stylish coastal home.

Designed with both comfort and elegance in mind, the accommodation comprises two generously proportioned double bedrooms, each finished in a calm, contemporary palette and complemented by sleek, well-appointed en-suite shower rooms. Fitted wardrobes provide excellent storage, while both bedrooms enjoy attractive views across the Solent. A separate guest cloakroom adds further convenience.

The kitchen/breakfast room forms a striking centrepiece, finished in a refined grey tone and fitted with a full suite of integrated AEG appliances, including a double oven, induction hob with extractor, dishwasher, washer/dryer and fridge freezer. Both practical and beautifully presented, it is equally suited to everyday living and entertaining.

The impressive dual-aspect living room features expansive glazing, drawing in an abundance of natural light and framing far-reaching views across the Solent, together with a direct outlook towards the iconic Spinnaker Tower. Doors open onto a private balcony, providing an ideal vantage point for enjoying the ever-changing coastal scene and spectacular sunsets over the water.

The apartment benefits from excellent storage throughout, while a video entry system provides added security and peace of mind. Ramped access and lifts to all floors offer excellent accessibility, further complemented by an on-site management office, café and gallery.

Further enhancing its desirability are two allocated underground parking spaces and two visitor permits, an invaluable asset in such a prime location.







ROOM MEASUREMENTS

HALLWAY - 7' 6" x 4' 1" (2.29m x 1.24m) and 17' 10" x 3' 7" (5.44m x 1.09m)
MAIN BEDROOM - 13' 3" x 9' 6" (4.04m x 2.9m)
ENSUITE - 12' 4" x 7' 1" (3.76m x 2.16m)
BEDROOM TWO - 10' 1" x 9' 6" (3.07m x 2.9m)
EN SUITE- 7' 0" x 5' 2" (2.13m x 1.57m)
CLOAKROOM - 6' 5" x 4' 6" (1.96m x 1.37m)
KITCHEN BREAKFAST ROOM - 13' 11" x 10' 8" (4.24m x 3.25m)
LIVING ROOM - 13' 11" x 10' 8" (4.24m x 3.25m)
BALCONY - 7' 8" x 6' 8" (2.34m x 2.03m)
PARKING- 2 ALLOCATED PARKING SPACES PLUS 2 VISITOR PERMITS

MATERIAL INFORMATION

• Price (£) - 625,000
• Tenure - Leasehold
• Length of lease (years remaining) – 172 Years
• Annual service charge amount (£) 3329.28.
• Service Charge Reviewed Annually
* Annual Ground Rent -231.84
• Council tax band (England, Wales and Scotland) - Band E
• 100% of the ownership of the apartment being sold
• Mains Water Supply
• Mains Electricity
• Heating - Electric Heating
• Broadband - Fibre available
• Parking- Two allocated underground parking spaces plus 2 visitor permits
• Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
• Building Safety-No issues
• Restrictions- Subject To Lease and Covenants
• Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)

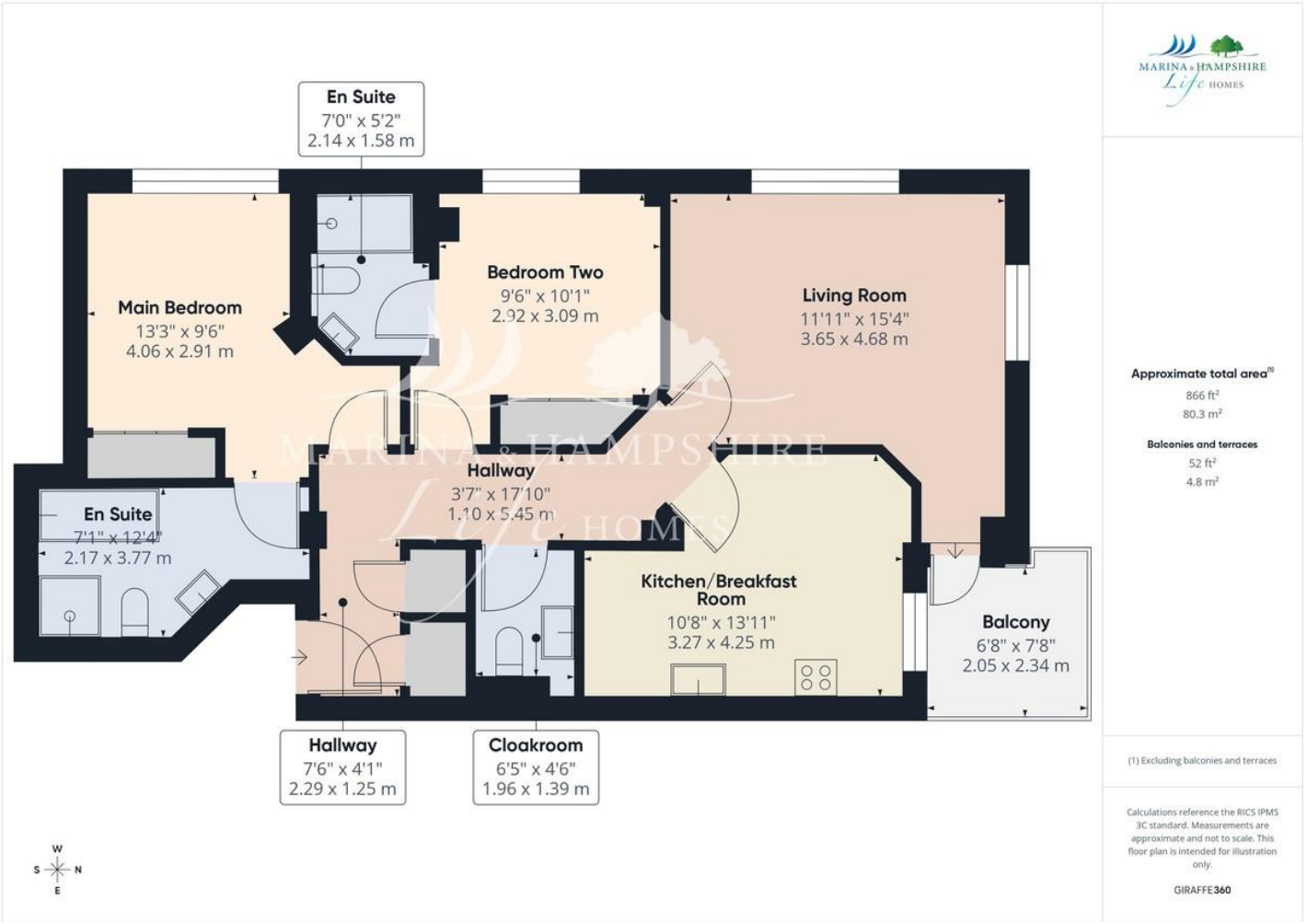
VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

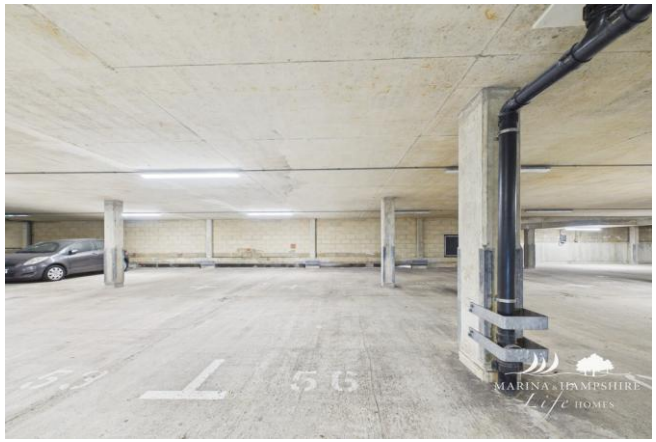
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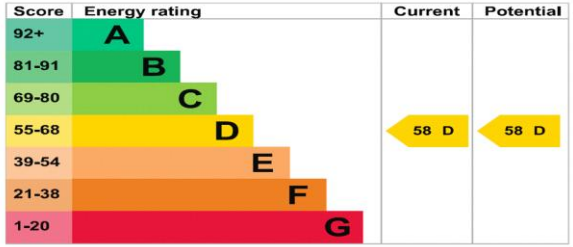












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