

No.1 BUILDING

GUNWHARF QUAYS | PORTSMOUTH | PO1 3FS



£375,000
Leasehold

- Beautifully Presented Two Bedroom Apartment
- 11th Floor of Gunwharf Quays Signature Building
- Open Plan Living & Kitchen with Balcony Views
- Kitchen includes range of Integrated Appliances
- En-Suite Shower Room to Master Bedroom
- Zonal Underfloor Heating
- Secure Underground Parking Bay
- No Forward Chain : Early Viewing Recommended



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In Brief

We have pleasure in marketing this **TWO BEDROOM** apartment located on the 11th floor of this **ICONIC** building within the highly requested Gunwharf Quays marina development adjoining Portsmouth Harbour. Enjoying many designer shops, cafes, bars, restaurants, multi-screen cinema, bowling complex, health club and casino on the door step, the area is the perfect place for **RELAXATION** and entertainment. Mainline rail service to London Waterloo and other coastal cities is only a short walk way, along with ferries to the Isle of Wight and continental Europe making this an ideal location to commute from or for use as a weekend retreat.

The **VIDEO ENTRY** system allows access to the main reception and concierge plus three lifts to all floors and underground **PARKING**. The accommodation benefits from zonal under floor heating and double glazing throughout the layout which comprises; entrance hall, open plan living room and kitchen area with **INTEGRATED** appliances and **BALCONY** with north and westerly views towards Portsmouth Harbour and beyond. There is a master bedroom with **EN-SUITE** shower room, a second double bedroom and main luxury bathroom with shower.

For those discerning buyers looking for a new **LIFESTYLE** experience in this wonderful marina location, we would strongly recommend your earliest inspection to avoid disappointment.

£375,000

KEY FACTS

TENURE: Leasehold

TERM: 199 years from 2003

GROUND RENT: £545 pa

SERVICE CHARGE: £3,622 pa

EPC RATING: 'C'

COUNCIL TAX BAND: 'F'



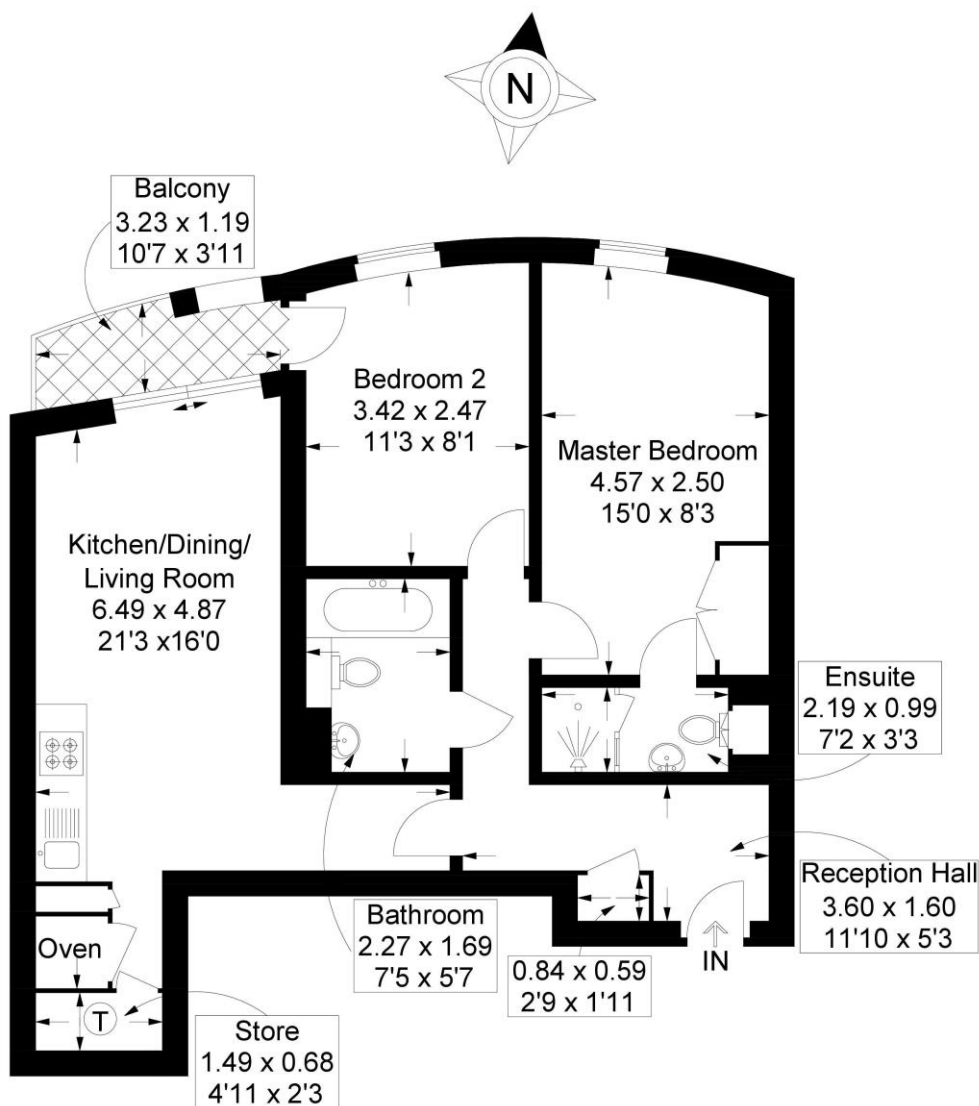
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No. 1 Building, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 60.4 sq m / 650 sq ft



Eleventh Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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