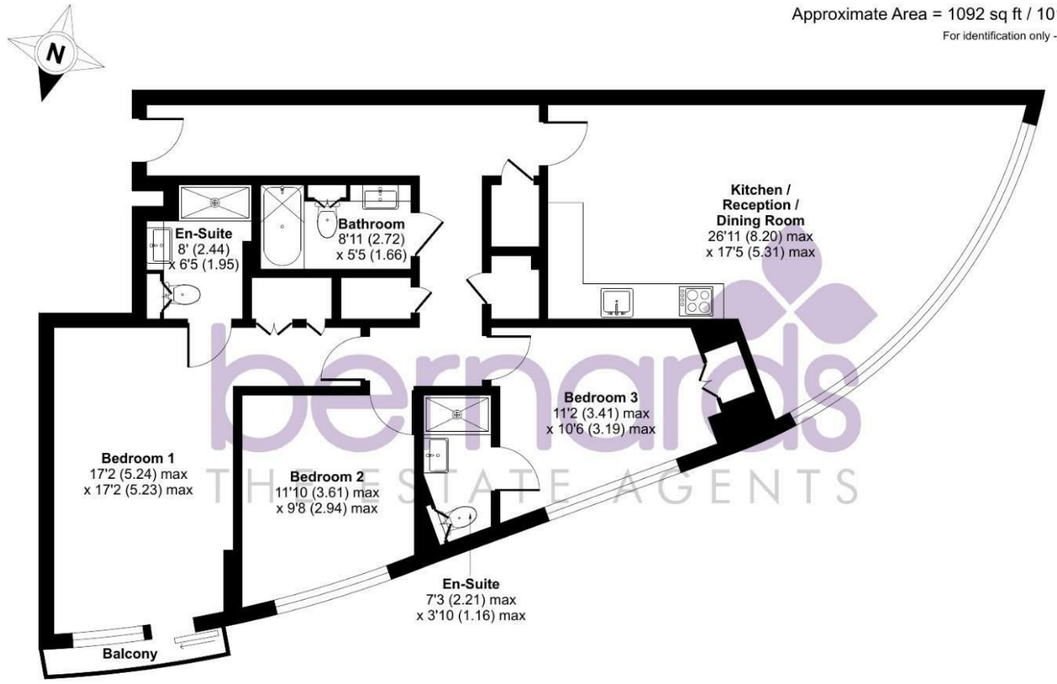
Gunwharf Quays, Portsmouth, PO1

Approximate Area = 1092 sq ft / 101.4 sq m

For identification only - Not to scale



FIRST FLOOR

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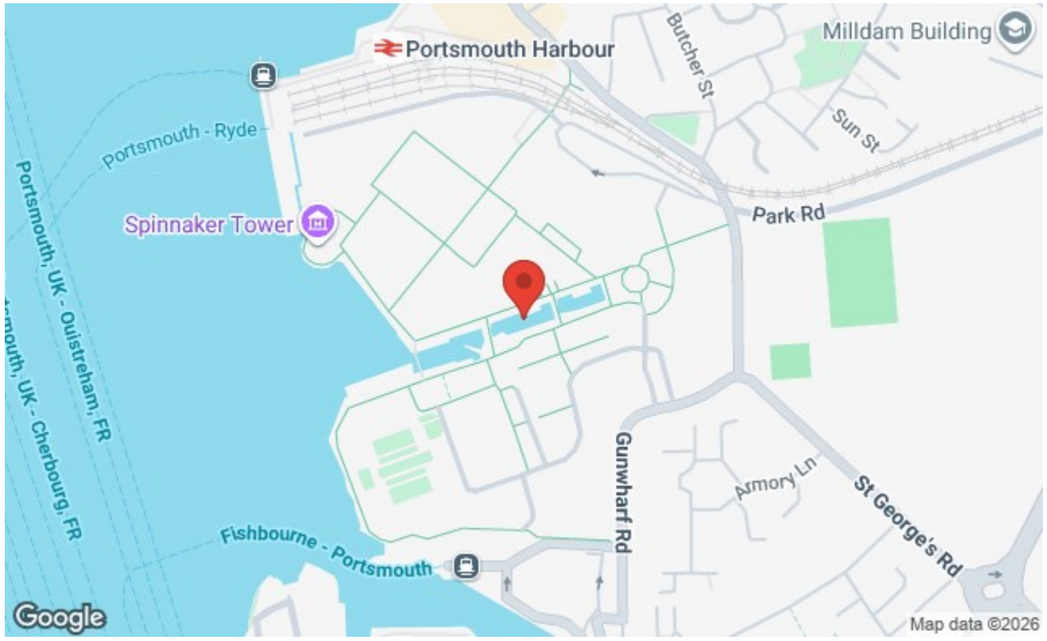
Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1240715



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

Offers In Excess Of £600,000

Gunwharf Quays, Portsmouth PO1 3FR

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3 3 1

HIGHLIGHTS

- THREE BEDROOMS
- ICONIC BUILDING
- THREE BATHROOMS
- BEAUTIFUL VIEWS
- PRIVATE BALCONY
- AMPLE STORAGE
- UNDERGROUND PARKING
- CENTRAL LOCATION
- NO FORWARD CHAIN
- A MUST VIEW

With simply stunning views, this apartment in the most exclusive and prestigious building in Portsmouth - The No.1 Building - is fantastically spacious with three bedrooms, three bathrooms, open plan living and modern fitted kitchen. The building also has the added bonus of lift access and a concierge facility which is ideal if you are using this property as a bolt-hole or weekend home away from the City. There are also TWO allocated parking spaces of which one is located underground close to the lift access, with the other being above ground near the infirmary.

This property needs to be viewed to be truly appreciated as the views are breathtaking with floor to ceiling windows overlooking Portsmouth Historic Dockyard and the iconic Spinnaker Tower, Internally the property is beautifully decorated with modern décor and has a large open plan living space. The kitchen is fully fitted with white goods and is finished with high-gloss handleless units. Three double bedrooms offer further views across the city, two with en suite bathrooms and built in storage space. The master bedroom is a wonderful space with the addition of a private balcony. There is also ample storage in the flat and a modern family bathroom completes the internal accommodation.

This is one of those flats that does not come to the market often and offers the new owner a real feel of luxury throughout. Available now, a swift viewing is highly recommended. The property will be sold fully furnished. Furniture / fixtures / fittings / accessories / soft furnishings etc

Contact us to arrange your viewing.

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

PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
17'1" x 27' (5.21m x 8.23m)

BEDROOM ONE
17'4" x 17'1" (5.28m x 5.21m)

ENSUITE
6'6" x 8'2" (1.98m x 2.49m)

BALCONY
11'2" x 4'1" (3.40m x 1.24m)

BEDROOM TWO
13'10" max x 11'2" (4.22m max x 3.40m)

ENSUITE
7'2" x 3'11" (2.18m x 1.19m)

BEDROOM THREE
11'8" max x 9'8" (3.56m max x 2.95m)

BATHROOM
9' x 5'6" (2.74m x 1.68m)

ANTI-MONEY LAUNDERING (AML)
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

COUNCIL TAX BAND E

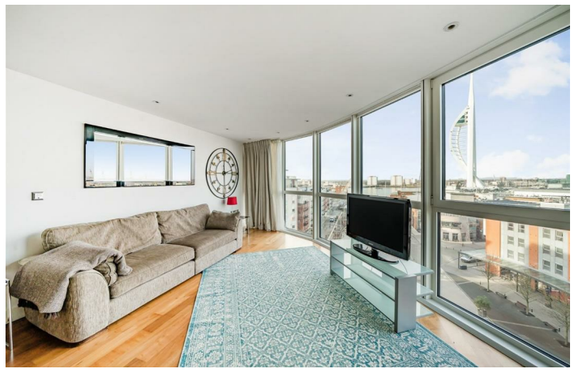
OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

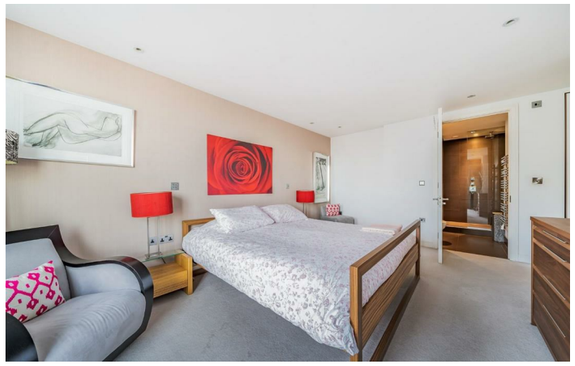
REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

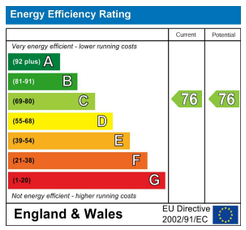
SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

PROPERTY TENURE
Leasehold

LEASEHOLD INFORMATION
Management Company : Lease Length : 177 years Ground Rent : 780 p/a Service Charge : circa 5500 p/a
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.







Scan here to see all our properties for sale and rent

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