£3,200 PCM

Gunwharf Quays, Portsmouth PO1 3FS



HIGHLIGHTS

- 22ND FLOOR APARTMENT
- TWO BATHROOMS
- TWO DOUBLE BEDROOMS
- HIGIHLY REQUESTED NO.1 BUILDING
- LIFT TO ALL FLOORS
- PANORAMIC SEA AND CITY VIEWS
- CONCIERGE
- AVAILABLE JULY
- UNDERGROUND PARKING

UNDERGROUND PARKING

With simply stunning panoramic views, this 22nd floor apartment in the most exclusive and prestigious building in Portsmouth - The No.1 Building - is fantastically spacious with two bedrooms, two 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.

This property needs to be viewed to be truly appreciated as the views are breathtaking with floor to ceiling windows overlooking Portsmouth Historic Dockyard, the iconic Spinnaker Tower and Portsdown Hill. Internally the property is beautifully decorated with modern decor and optional furniture and has a large open plan living space. The kitchen is fully fitted with white goods and is finished with high-gloss handless units. Two double bedrooms both offer further views across the city, one with en suite bathroom and both have built in storage space. There is also ample storage in the flat and a modern family bathroom.

This is one of those flats that does not come to the market often but offers the prospective tenants a real feel of luxury throughout. Available immediately, contact us to view!

Call today to arrange a viewing
02392 864 974
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PROPERTY INFORMATION

Entrance Hall
Spacious entrance hall with access to all rooms and a storage cupboard, as well as secure door entry phone system plus underfloor heating controls, finished with solid wood flooring.

Open Plan Living Area
Floor to ceiling windows make up one entire wall of this curved room, providing breath taking views. There is a modern living area with TV points, underfloor power sockets, storage cupboard and the whole room is finished with solid wood flooring. The kitchen is modern with handle-less units and a high-sheen finish, with integrated appliances and an inset sink in the solid worktops over.

Master Bedroom
Curved room with panoramic views. Built in wardrobes and access to en-suite.

En-Suite
Porcelain suite with full tiling. Low-level WC, heated towel rail, wash hand basin and double shower.

Second Bedroom
Good sized double bedroom with views to the East of Southsea and City.

Family Bathroom
Porcelain suite with full tiling. Low-level WC, wash hand basin, heated towel rail and bath with shower over. Porcelain tiled floor.

No.1 Building in Gunwharf Quays
Uniquely positioned in a cultural harbour front location in the heart of Portsmouth, Gunwharf Quays is the South's leading designer shopping outlet. Boasting over 90 stores, offering up to 60% off original retail prices, and over 30 restaurants, bars and coffee shops, Gunwharf Quays is a unique and vibrant shopping and leisure destination. Set right on the beautiful Solent waterfront, it is the ideal place to explore, shop, dine and take in the exciting sights of this historic coastal city.

The building itself is the most exclusive and sought after block within Gunwharf. It has a secure door entry system with revolving door, which is fob activated, leading to the modern lobby where the 24 hour Concierge is based and it is finished with porcelain tiling and has doors through to the four lifts which access all floors.

Right to Rent
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

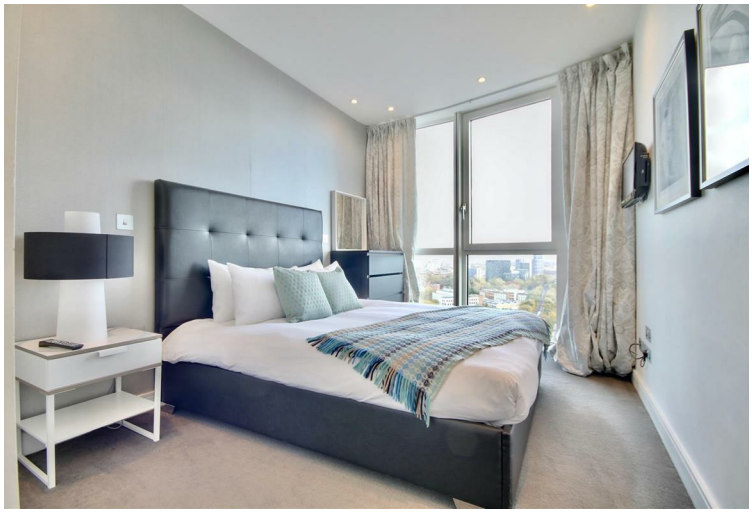
Tenant Fees Act 2019
As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
· Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
· Council tax (payable to the billing authority);
· Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
· Reasonable costs for replacement of lost keys or other security devices;
· Contractual damages in the event of the tenant's default of a tenancy agreement; and
· Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

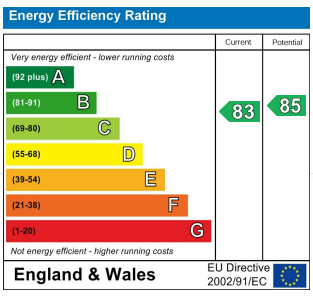
Council Tax Band F



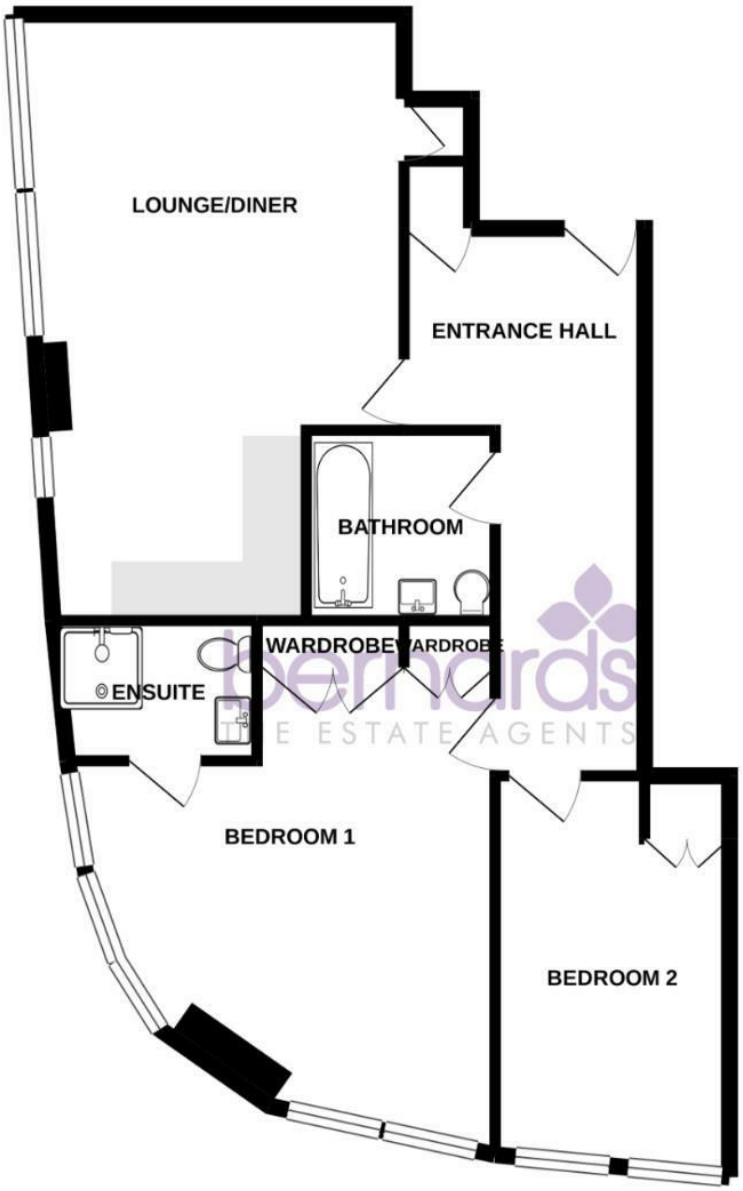


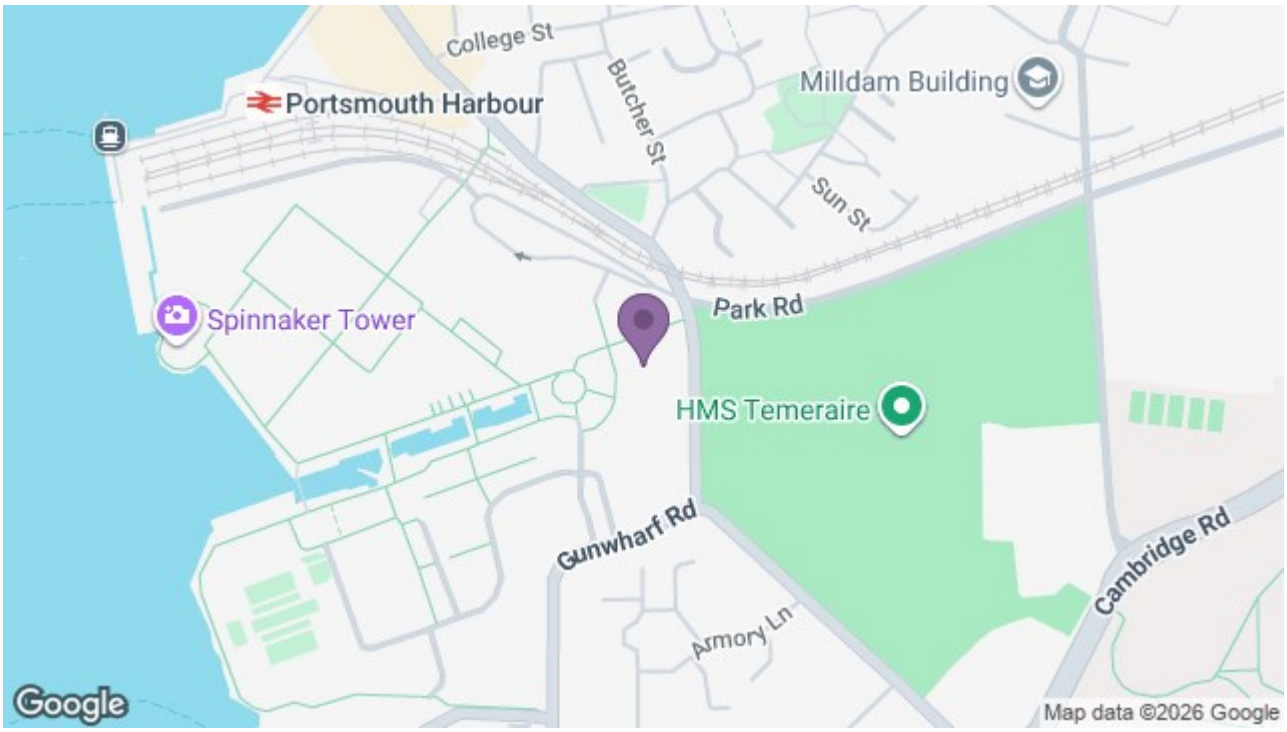






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