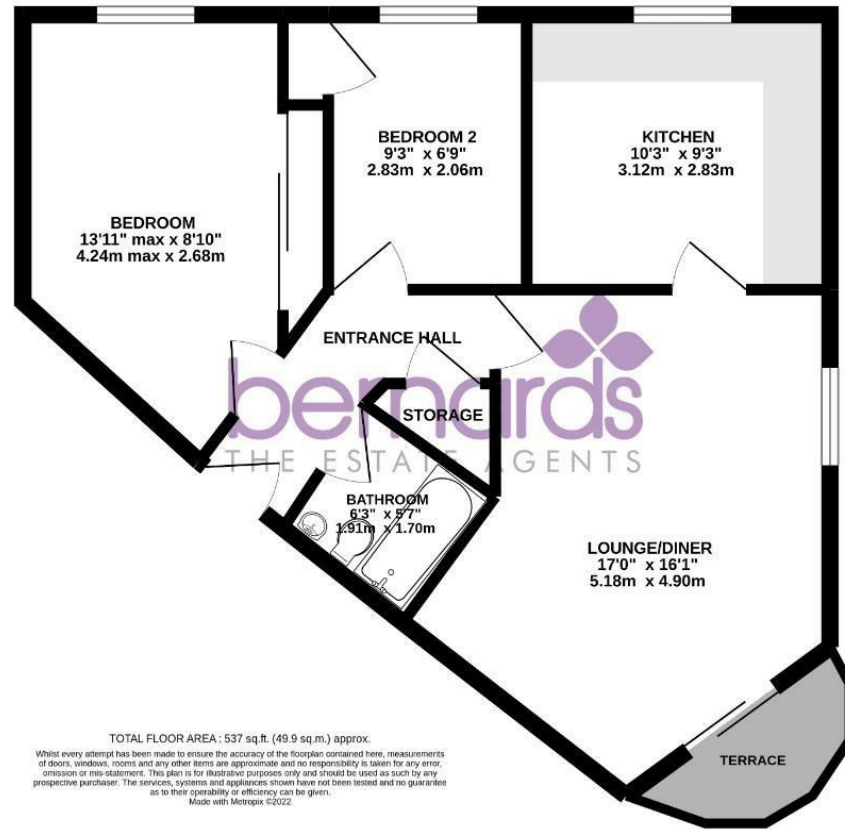


GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA: 537 sq.ft. (49.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 62022.



Offers Over £315,000

Gunwharf Quays, Portsmouth PO1 3TB



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ GUNWHARF APARTMENT
- ❖ GROUND FLOOR
- ❖ OFF ROAD PARKING
- ❖ PATIO
- ❖ BUILT IN STORAGE
- ❖ REQUESTED LOCATION
- ❖ SPACIOUS LOUNGE
- ❖ NO FORWARD CHAIN
- ❖ A MUST VIEW

We are delighted to present this modern two bedroom, ground floor apartment in the sought after location of Gunwharf Quays.

The property is situated inside a private gated development and offers great access to shops, bars, restaurants and Old Portsmouth.

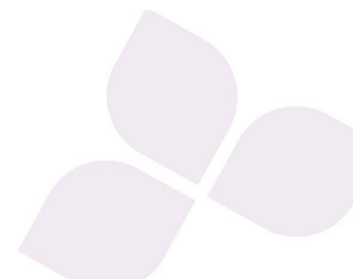
The property has been decorated internally to a very high standard and features two good sized double bedrooms both with built in storage.

Also offering a nice bright lounge, with access to private balcony, this leads through to a fully fitted kitchen. The property is completed by the three piece bathroom, private off road parking, gas central heating and double glazing.

The gorgeous property for those who enjoy socialising in bars and restaurants, which are practically on your doorstep.

We strongly advise booking an early viewing to avoid disappointment!

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



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



PROPERTY INFORMATION

LOUNGE
16'1" x 17' (4.90m x 5.18m)

KITCHEN
10'3" x 9'3" (3.12m x 2.82m)

BEDROOM ONE
8'10" x 13'11" (2.69m x 4.24m)

BEDROOM TWO
6'9" x 9'3" (2.06m x 2.82m)

BATHROOM
6'3" x 5'7" (1.91m x 1.70m)

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

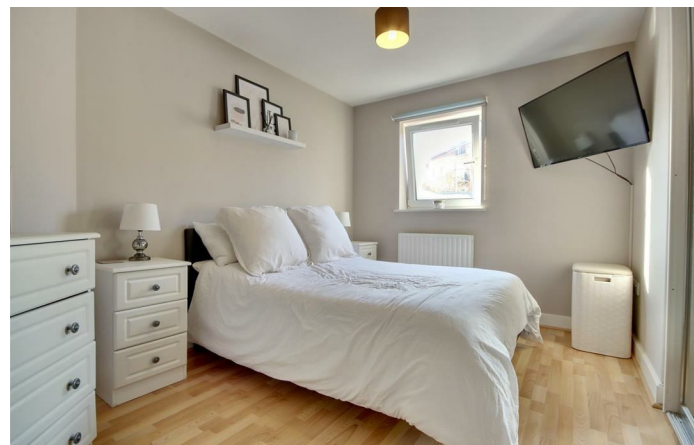
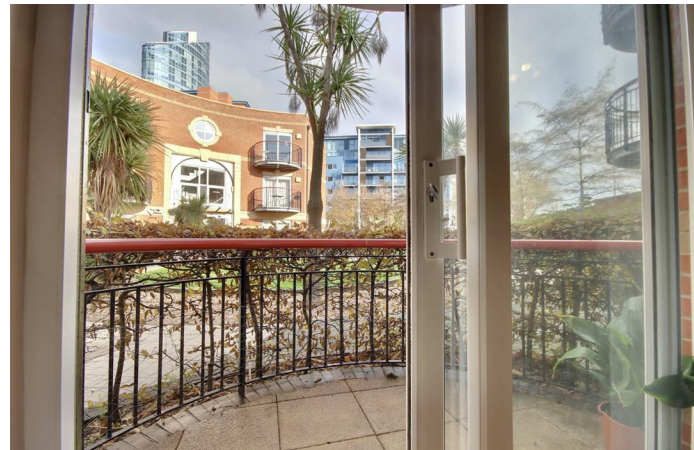
COUNCIL TAX BAND D

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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