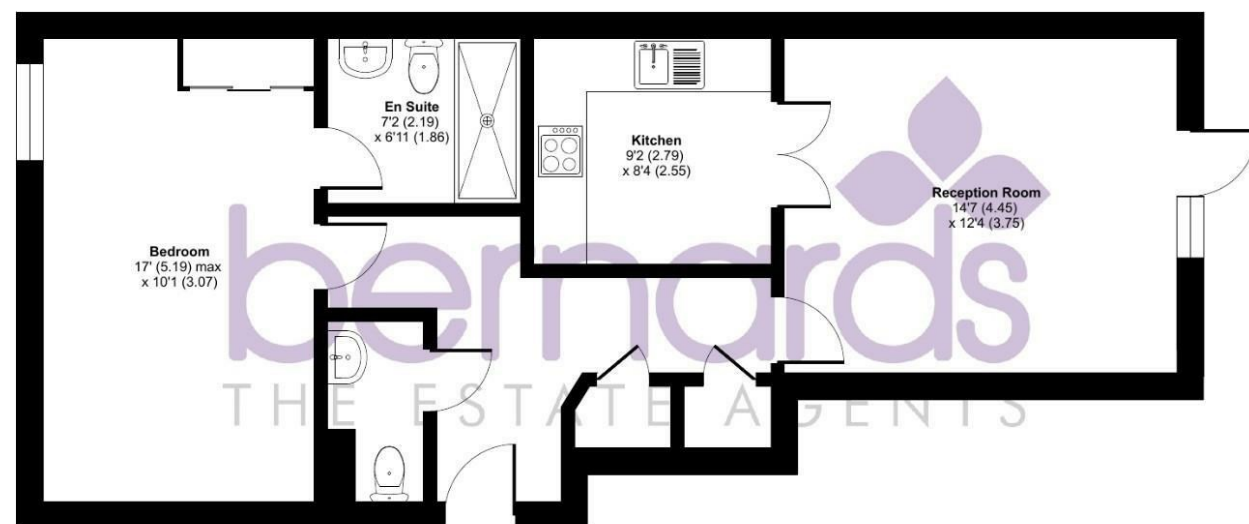




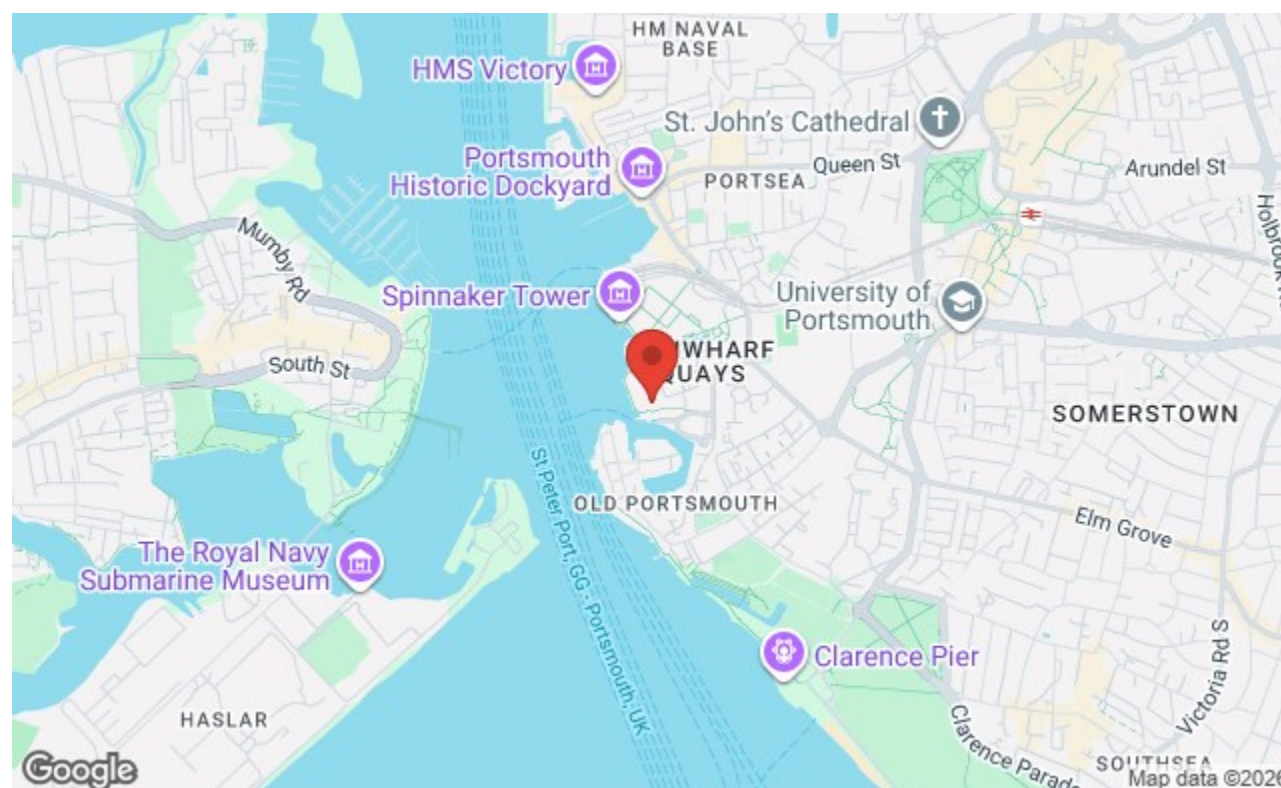
Arethusa House, Gunwharf Quays, Portsmouth, PO1

Approximate Area = 637 sq ft / 59.1 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Bernard's Estate and Letting Agents Ltd. REF: 1409991



£1,550 Per Calendar Month

Gunwharf Quays, Portsmouth PO1 3TQ

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ONE BEDROOM APARTMENT IN GUNWHARF QUAYS COMPLEX
- UNDERGROUND, ALLOCATED PARKING VISITORS PARKING
- BATHROOM & GUEST W.C.
- FULLY FURNISHED
- IMPRESSIVE SIZE
- BALCONY
- VIEWS OF INCOMING ISLE OF WIGHT FERRY
- AVAILABLE IMMEDIATELY
- COMMUNAL GARDENS

Welcome to Arethusa House, a splendid one-bedroom flat located in the vibrant Gunwharf Quays area of Portsmouth. This purpose-built apartment, constructed in 2001, offers a generous living space of 635 square feet, making it an ideal choice for those seeking comfort and convenience.

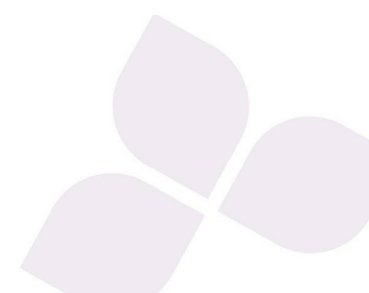
The flat offers a spacious reception room that exudes a modern feel throughout. The well-appointed living area is perfect for relaxation or entertaining guests, and it seamlessly connects to a delightful balcony. From here, you can enjoy picturesque views of the incoming Isle of Wight ferry, adding a unique charm to your daily life.

The flat features a well-designed bedroom that provides a peaceful retreat, complemented by two bathrooms that ensure convenience for both residents and visitors. This thoughtful

layout enhances the overall functionality of the space, making it suitable for a variety of lifestyles.

Situated in the heart of Gunwharf Quays, this property is surrounded by an array of shops, bars, and restaurants, offering a lively atmosphere and a wealth of amenities right at your doorstep. Whether you are looking to indulge in retail therapy or enjoy a night out, everything you need is within easy reach.

This fully furnished apartment is ready for you to move in and make it your own. With its spacious layout, modern design, and prime location, this flat at Arethusa House presents an exceptional opportunity for anyone looking to embrace the vibrant lifestyle that Portsmouth has to offer. Don't miss your chance to experience this wonderful property.



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

PROPERTY INFORMATION

COUNCIL TAX BAND: E

Portsmouth City Council

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.

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.



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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