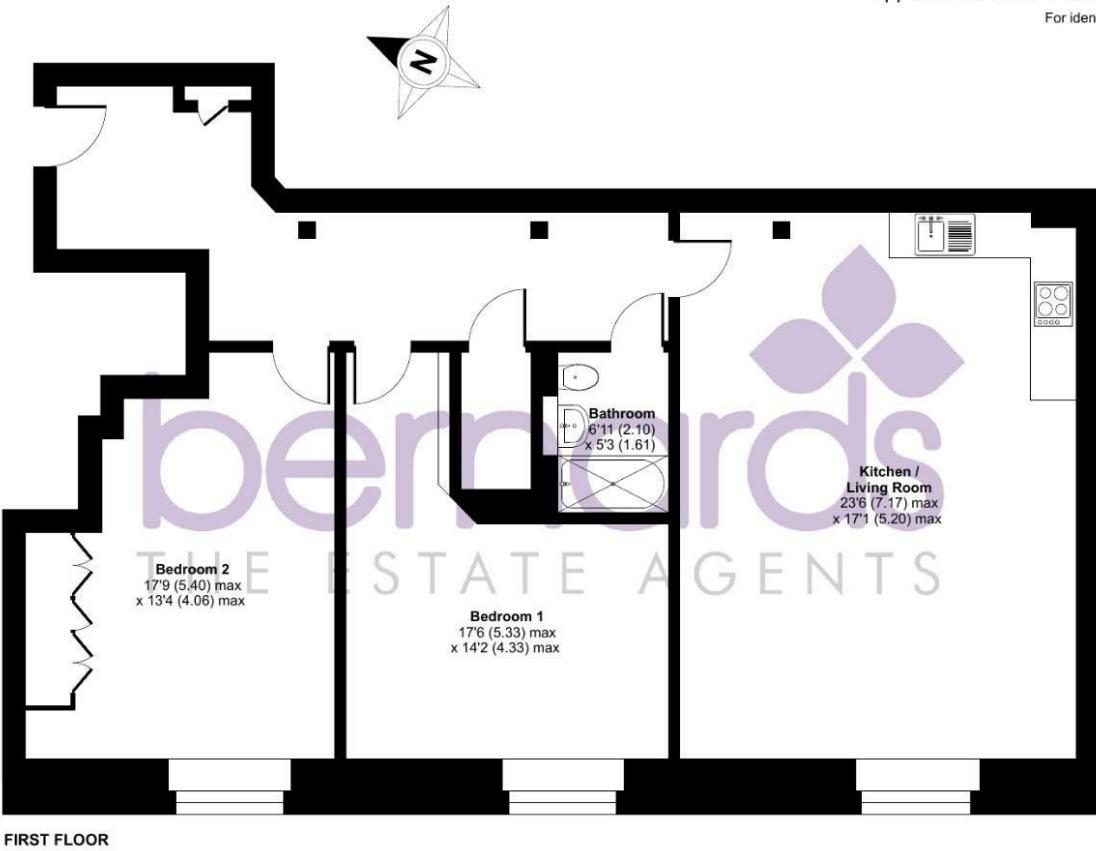
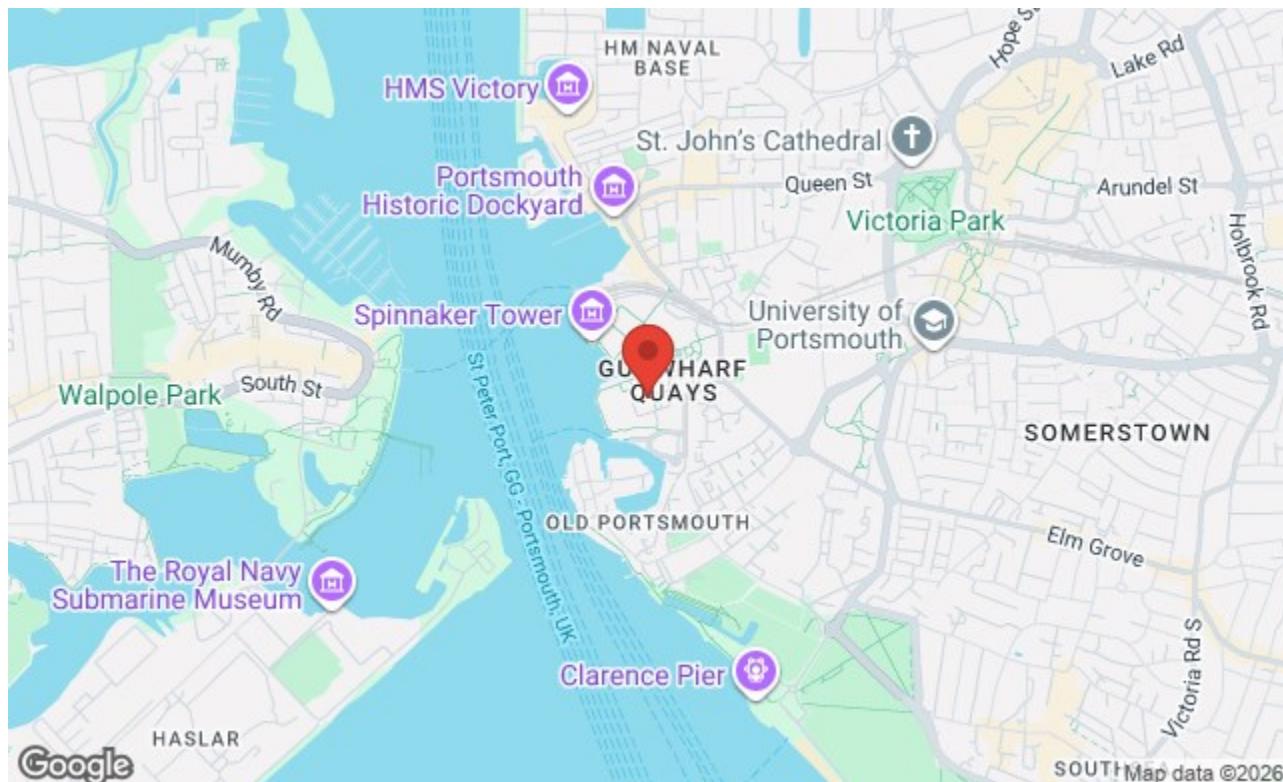


The Vulcan, Gunwharf Quays, Portsmouth, PO1

Approximate Area = 1059 sq ft / 98.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1386725



TO
LET

£1,850 Per Calendar Month

Gunwharf Quays, Portsmouth PO1 3BF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- TWO BEDROOM, FIRST FLOOR APARTMENT
- GUNWHARF QUAYS
- GRADE II LISTED BUILDING
- AVAILABLE IMMEDIATELY
- ALLOCATED PARKING SPACE
- LARGE ENTRANCE HALL
- OPEN PLAN LIVING
- EXPOSED BRICKWORK
- HISTORIC PROPERTY
- FURNISHED & WiFi DRESSED

A beautifully presented two-bedroom apartment set within the iconic Grade II listed Vulcan Building, Gunwharf Quays.

Located within a secure, gated development, this bright and spacious apartment is furnished to a high specification and fully dressed, making it ready to move into immediately. The property boasts impressive 4-metre high ceilings and large windows, allowing natural light to flood through and enhancing the sense of space throughout.

The apartment features exposed brick walls and wood flooring, blending character and contemporary style

seamlessly. Both bedrooms benefit from fitted wardrobes, offering excellent storage, while the building itself is served by a lift for added convenience.

Further benefits include a designated allocated parking space, visitor parking permits, and a quiet yet highly desirable location. Situated just a stone's throw from Gunwharf Quays' designer shopping outlets, restaurants, and waterfront, this apartment offers the perfect balance of tranquillity and city living.

An exceptional opportunity to rent a distinctive home in one of Portsmouth's most sought-after developments.

Call today to arrange a viewing

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PROPERTY INFORMATION

LOUNGE / KITCHEN

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.

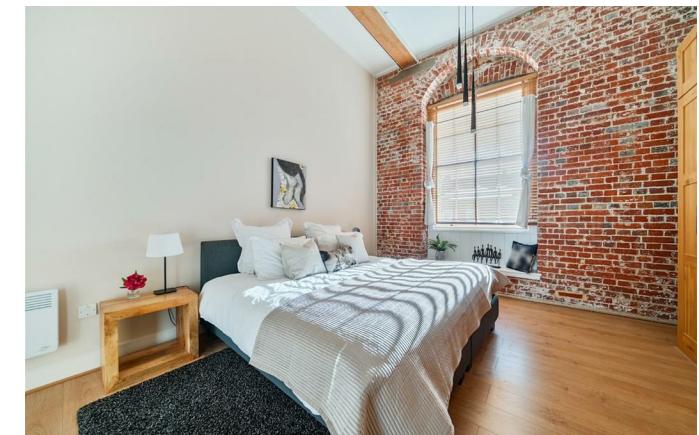
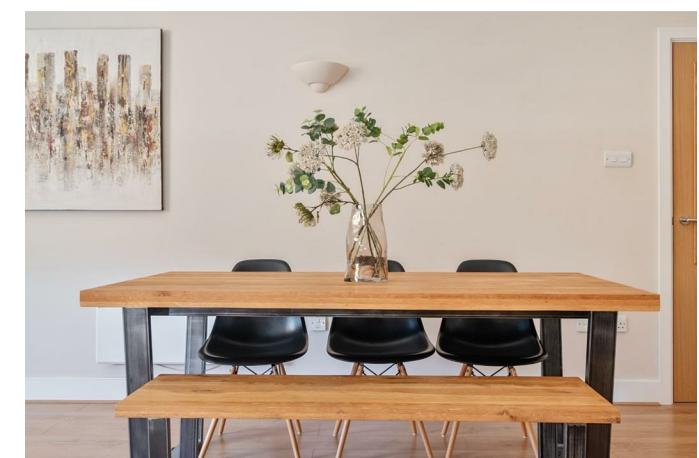
TENANT FEES ACT 2019

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 e.g. 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		



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