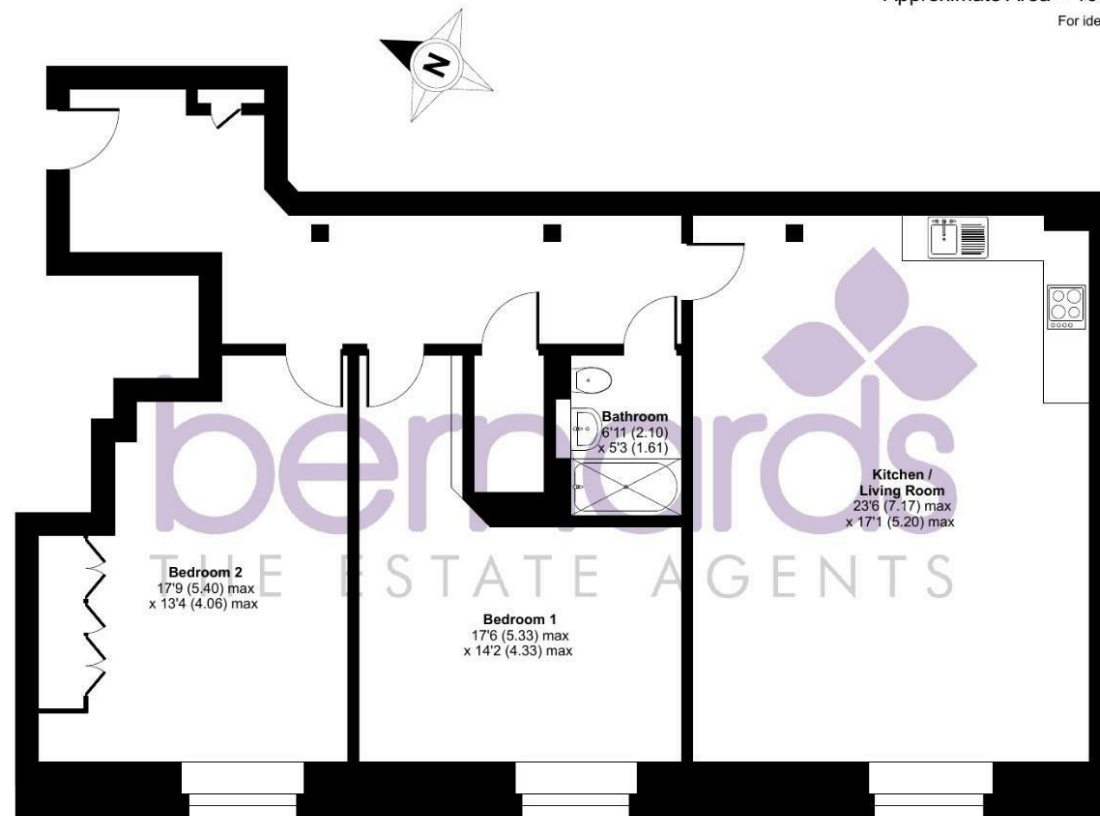


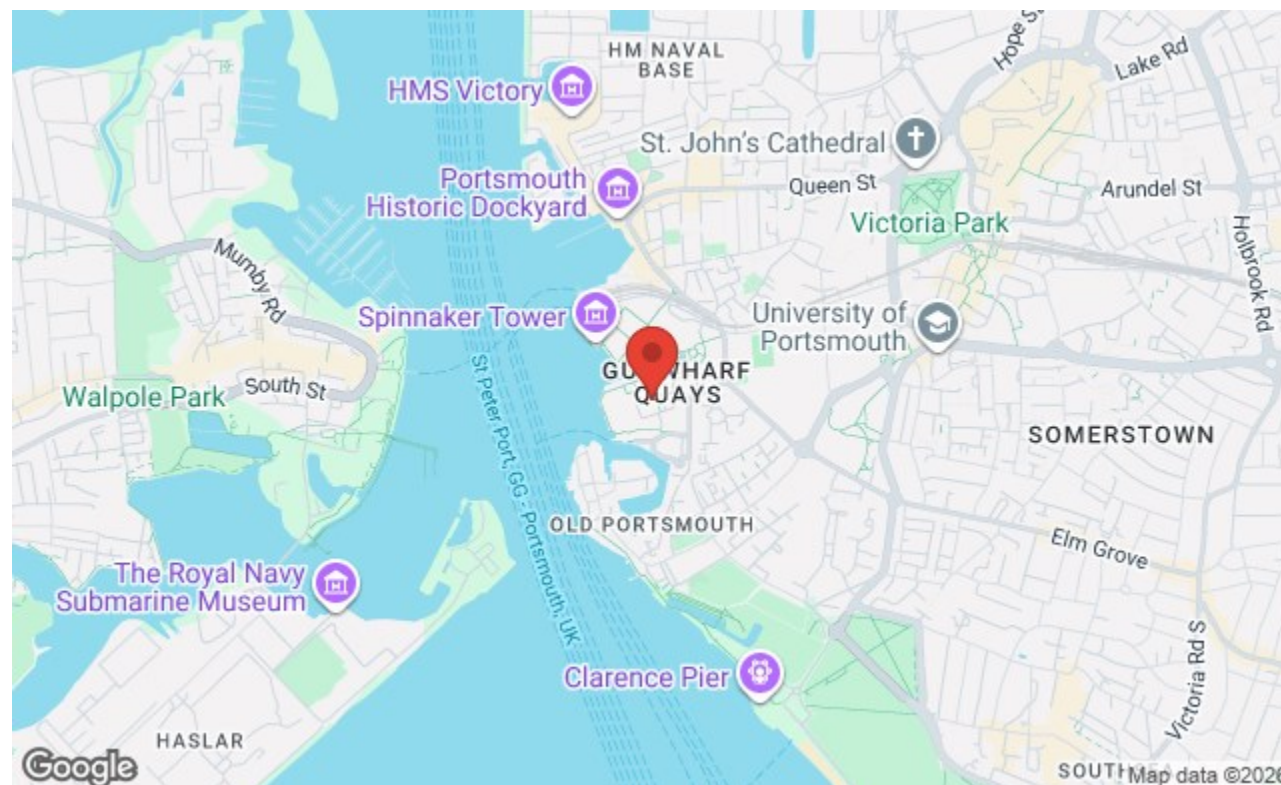
## The Vulcan, Gunwharf Quays, Portsmouth, PO1

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



FIRST FLOOR

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



£1,850 Per Calendar Month

Gunwharf Quays, Portsmouth PO1 3BF

**bernard's**  
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 & WELL 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 historic 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

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## LOUNGE / KITCHEN

## BEDROOM

## BEDROOM

## BATHROOM

## COUNCIL TAX BAND E

Portsmouth City Council:  
BAND E

## 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.

## TENANT FEES ACT 2019

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

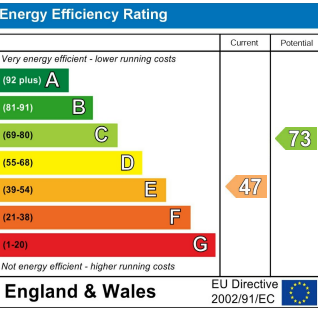
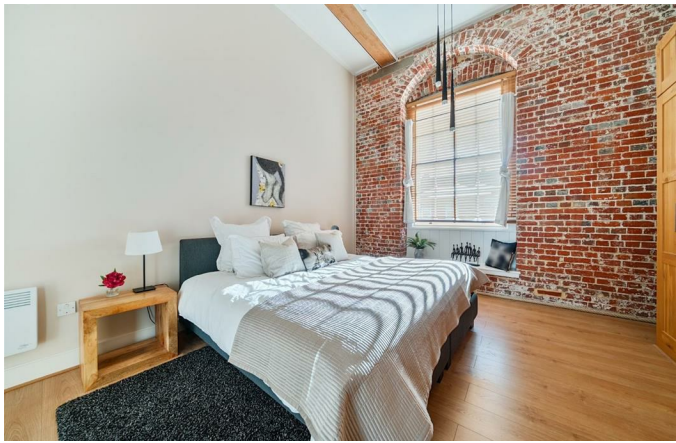
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.



Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)