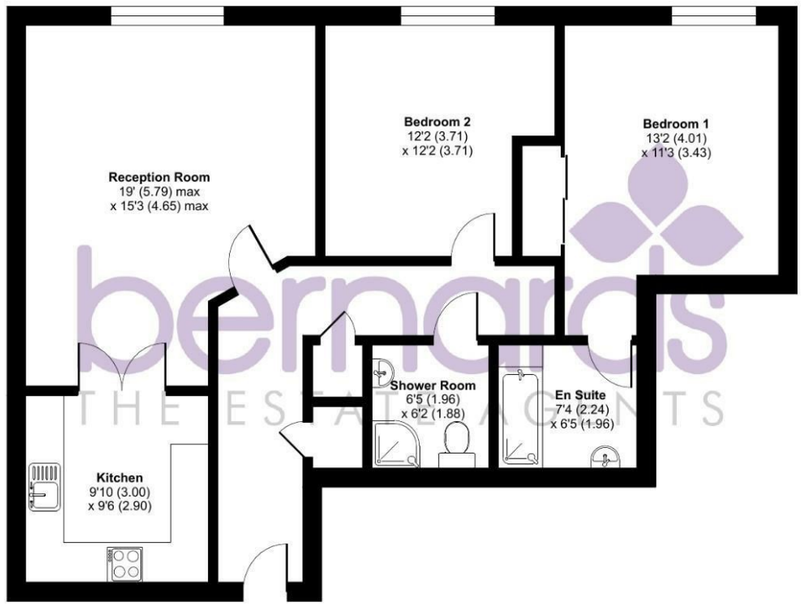
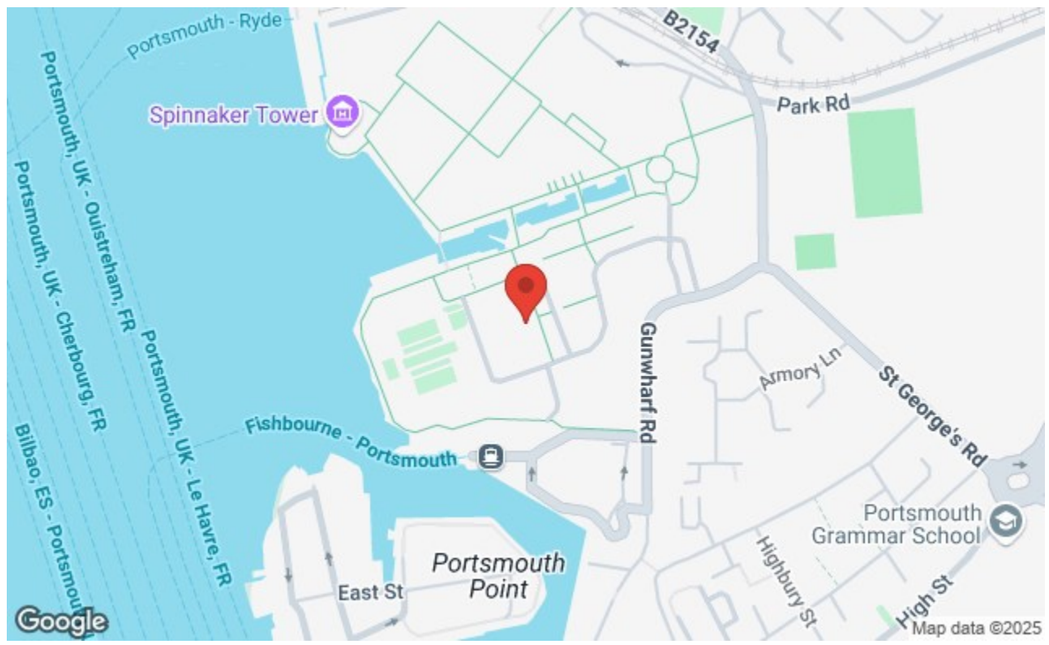
# The Vulcan, Gunwharf Quays, Portsmouth, PO1

Approximate Area = 941 sq ft / 87.4 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). © nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1280337





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


FOR SALE

£395,000

Gunwharf Quays, Portsmouth PO1 3BF

bernards THE ESTATE AGENTS

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## HIGHLIGHTS

- TWO BEDROOM APARTMENT
- FIRST FLOOR
- WONDERFUL VIEWS
- MODERN DECOR
- TWO BATHROOMS
- OPEN PLAN LIVING/ DINING
- CLOSE TO TRANSPORT LINKS
- UNDERGOUND PARKING SPACE
- GUNWHARF QUAYS
- CALL TO VIEW

**FIRST FLOOR APARTMENT IN GUNWHARF QUYS WITH STUNNING VIEWS**

Welcome to Gunwharf Quays and The Vulcan building. This wonderful two bedroom first floor apartment boasts a brilliant location within the building offering stunning views of the Spinnaker Tower and the harbour beyond. Complete with an underground allocated parking space any new buyer will reap the benefits of views from every room.

The property comprises a good size dining/ living room with high ceiling and a large window which floods the room with natural light benefiting from the west facing front. A fully fitted kitchen sits off of the living room with plenty of workspace and units.

As you follow along the hallway you are greeted with a good size second bedroom and a family shower room. The sizeable master bedroom is located to the rear of the property and benefits from an ensuite with shower over bath.

The property has to be viewed in order to take in the views on offer from each of the rooms. Whether you are sat on the sofa, standing by the window the views are visible and there to be enjoyed, An opportunity not to be missed, call to view!

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

# PROPERTY INFORMATION

## 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

## BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

## LEASEHOLD INFORMATION

Lease Length : 173 years Ground Rent : £200 plus VAT Service Charge : £3518pa
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

## 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.

## LIVING ROOM

18'11" x 15'3" (5.79 x 4.65)

## KITCHEN

9'10" x 9'6" (3.00 x 2.90)

## BEDROOM ONE

13'1" x 11'3" (4.01 x 3.43)

## BEDROOM TWO

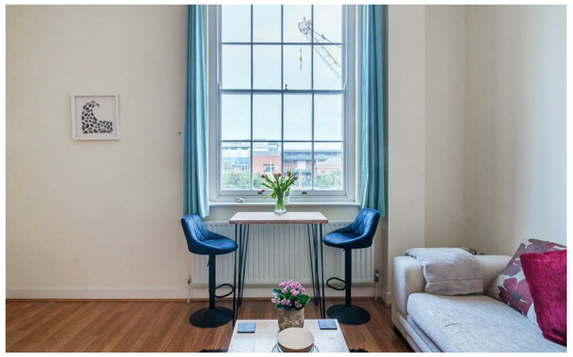
12'2" x 12'2" (3.71 x 3.71)

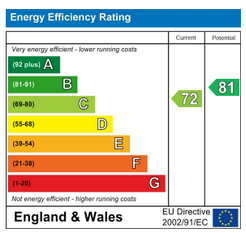
## SHOWER ROOM

6'5" x 6'2" (1.96 x 1.88)

## ENSUITE

7'4" x 6'5" (2.24 x 1.96)



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