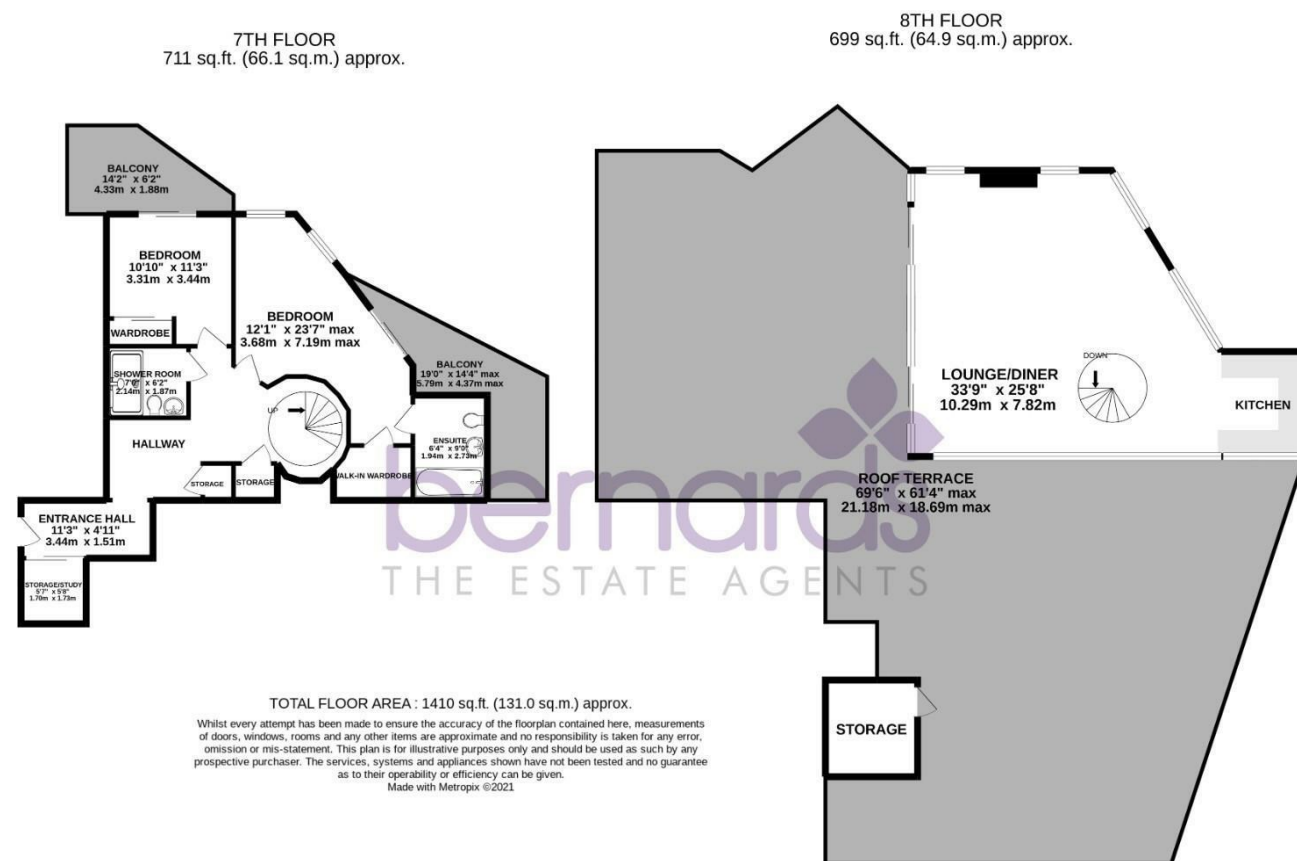




**FOR SALE**

Offers Over £750,000

Centurion Court, Portsmouth PO1 3BQ

**bernards**  
THE ESTATE AGENTS



2 2 1

## HIGHLIGHTS

- ❖ GUNWHARF PENTHOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO PARKING SPACES
- ❖ PREMIUM DUPLEX
- ❖ SUBSTANTIAL ROOF TERRACE
- ❖ TWO BALCONIES
- ❖ TWO BATHROOMS
- ❖ NO FORWARD CHAIN
- ❖ DESIRABLE LOCATION
- ❖ A MUST VIEW

**\*\*\*INCREDIBLE TWO BEDROOM DUPLEX PENTHOUSE IN GUNWHARF OFFERED CHAIN FREE\*\*\***

Welcome to Centurion Court and this exceptional two bedroom penthouse apartment offered chain free located in the heart of Gunwharf Quays. This apartment boasts fabulous views across Southsea including sea views from inside the apartment as well as the huge roof terrace.

The property offers a plethora of space across an upper and lower level and includes a fantastic open plan kitchen/living area, set up to accentuate the sociable aspect of the property.

The entrance hall includes multiple large storage cupboards, including a spacious cloakroom, which could easily function as a study. Both bedrooms are good size doubles and enjoy private balconies, with the master also benefiting from an ensuite bathroom and a walk in wardrobe. Completing the property is the three piece shower room.

This property offers everything there is in Gunwharf with bars/ restaurants, shopping and the train station all within minutes walk, as well as Southsea common parks and seafront a short walk away. This is not an opportunity to be missed.



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



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



# PROPERTY INFORMATION

**ROOF TERRACE**  
69'6" x 61'4" max (21.18m x 18.69m max)

**KITCHEN/LOUNGE/DINER**  
33'9" x 25'8" (10.29m x 7.82m)

**BEDROOM ONE**  
12'1" x 23'7" max (3.68m x 7.19m max)

**ENSUITE**  
6'4" x 9' (1.93m x 2.74m)

**BALCONY ONE**  
19' x 14'4" max (5.79m x 4.37m max)

**BEDROOM TWO**  
10'10" x 11'3" (3.30m x 3.43m)

**SHOWER ROOM**  
7' x 6'2" (2.13m x 1.88m)

**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!

**COUNCIL TAX BAND F**

**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.

**LEASEHOLD INFORMATION**  
Lease Length: 172 years Ground Rent: £463pa Service Charge: £3,922pa 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.

**PROPERTY TENURE**  
Leasehold



| 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |



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