Offers In The Region Of £300,000

Gunwharf Quays, Portsmouth PO1 3BP

HIGHLIGHTS

- WONDERFUL APARTMENT
- 2 BEDROOMS
- 2 BATHROOMS
- OPEN PLAN LIVING
- ALLOCATED PARKING
- NO ONWARD CHAIN
- GUNWHARF QUAYS
- LOVELY VIEWS
- REQUESTED LOCATION
- CALL TO VIEW

** IMPRESSIVE GUNWHARF QUAYS APARTMENT OFFERED CHAIN FREE **

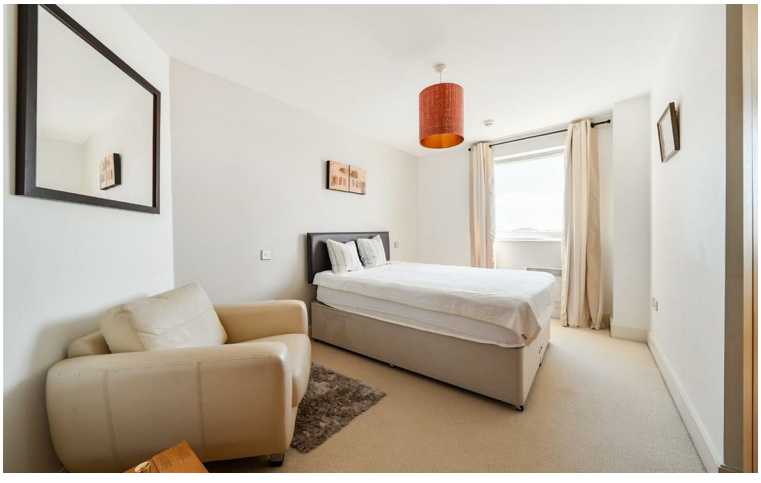
We are delighted to bring to market this great size apartment in Brecon House. Situated on the 5th floor and offered CHAIN FREE, this home offers a great opportunity for an owner occupier or lock up & leave in a highly requested location.

The accommodation comprises 2 double bedrooms, the first being serviced by an en-suite shower room, family bathroom and a large open plan living room kitchen. This is the heart of the apartment and offers a real sociable layout if you regularly entertain. A private balcony overlooking Old Portsmouth is a real eye catcher.

The property also benefits from allocated parking and visitor parking, a huge bonus in Gunwahrf Quays. The location is superb with it being in the heart of the vibrant shopping and restaurant scene where there are also regular events and markets, the Christmas one being particularly popular.

From here you can also enjoy all the Old Portsmouth has to offer from the various sailing activities. whilst the seafront is a short distance away to enjoy when the weather allows. A great home that must be viewed at the earliest opportunity.

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



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PROPERTY INFORMATION

5th FLOOR APARTMENT

KITCHEN / LIVING ROOM
25'7" x 15'0" (7.80m" x 4.57m")

BEDROOM 1
13'9" x 13'5" (4.19m" x 4.09m")

EN-SUITE SHOWER ROOM
7'3" x 5'4" (2.21m" x 1.63m")

BEDROOM 2
13'5" x 10'10" (4.09m" x 3.30m")

BATHROOM
7'9" x 6'7" (2.36m" x 2.01m")

BALCONY

ALLOCATED PARKING

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

Council Tax Band E
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

Leasehold Information
Management Company : Lease Length : Ground Rent : Service Charge :
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.

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.

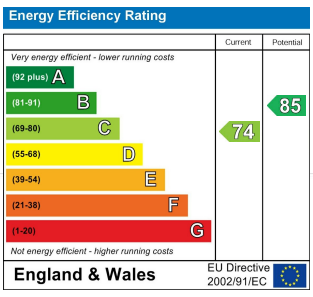
Property Tenure
Leasehold

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.

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!

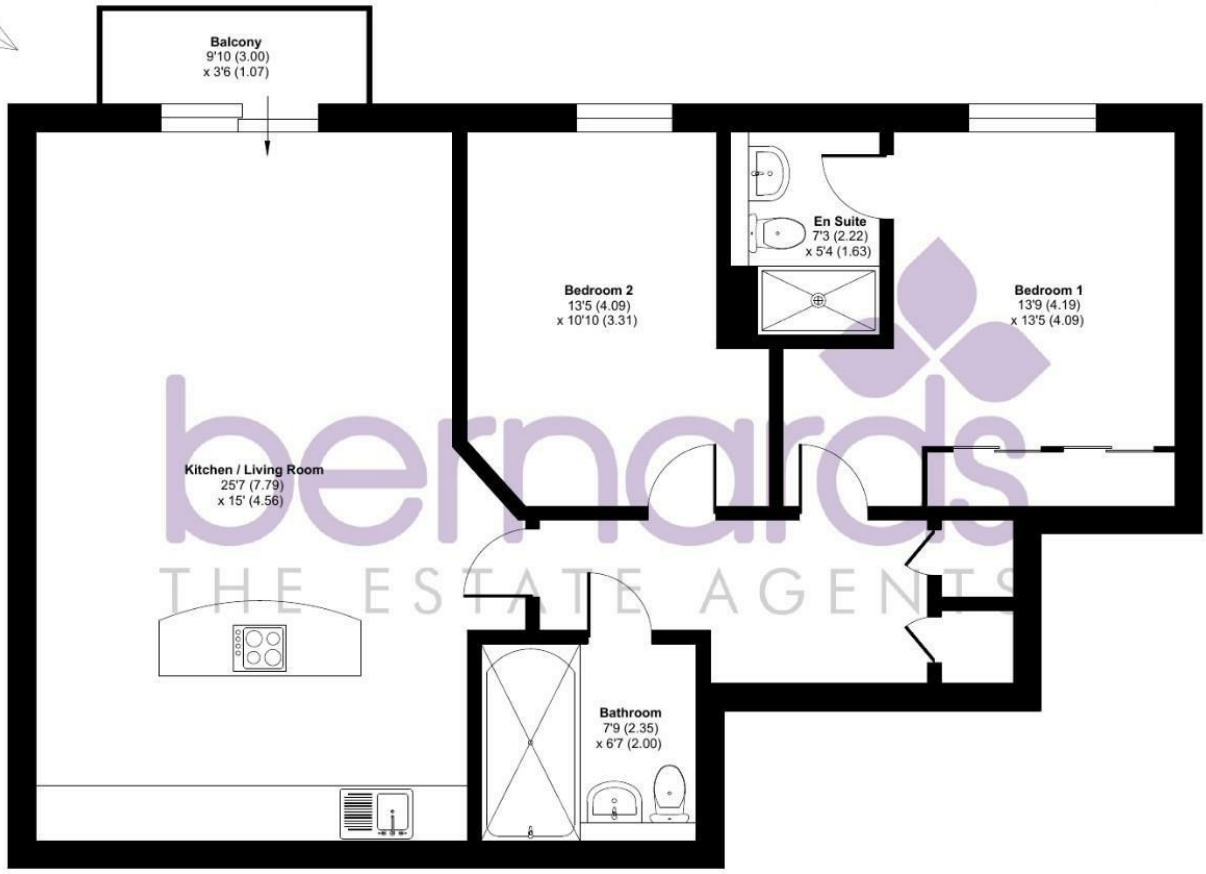


Scan here to see all our properties for sale and rent

Brecon House, The Canalside, Gunwharf Quays, Portsmouth, PO1

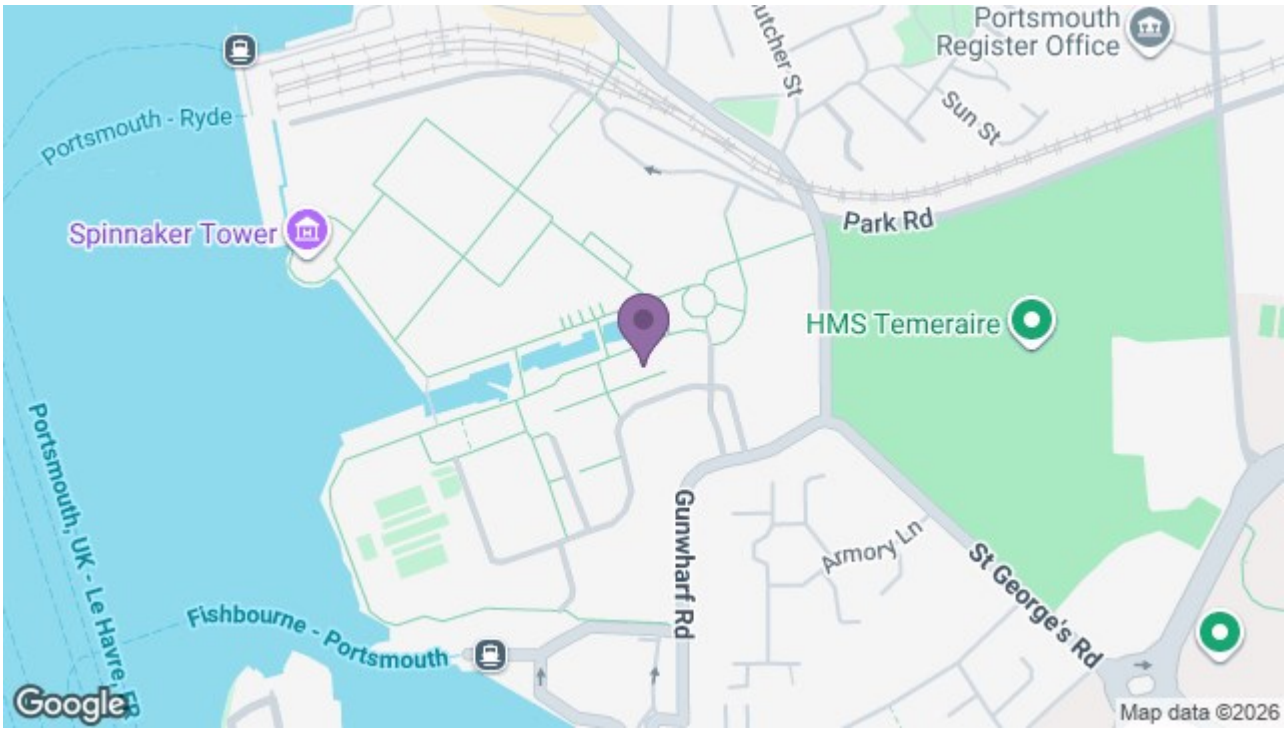
Approximate Area = 904 sq ft / 83.9 sq m

For identification only - Not to scale



FOURTH FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1496914



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