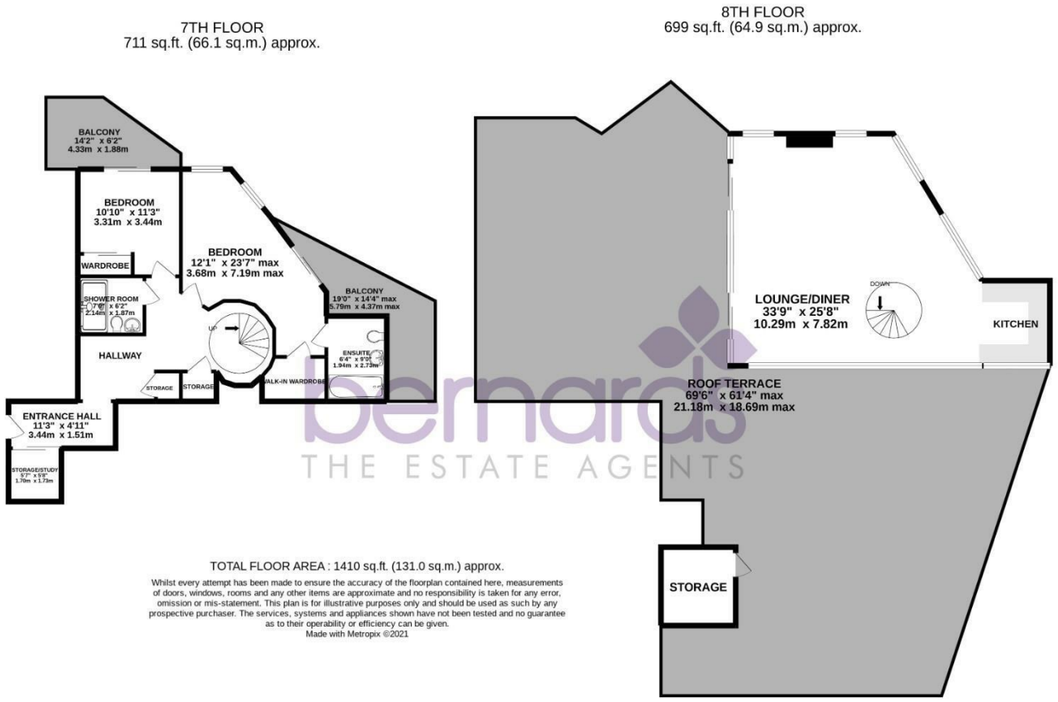




8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

Price Guide £550,000

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
- DESIRABLE LOCATION
- IMMEDIATE 'EXCHANGE OF CONTRACTS' AVAILABLE
- BEING SOLD VIS 'SECURE SALE'

INCREDIBLE TWO BEDROOM DUPLEX PENTHOUSE IN GUNWHARF OFFERED CHAIN FREE

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £550,000.

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.

Call today to arrange a viewing
02392 864 974
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

AUCTIONEERS COMMENTS
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale andare referred to below as 'The Auctioneer'.This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auctionterms and overseen by the auctioneer in partnership with the marketing agent.The property is available to be viewed strictly by appointment only via the Marketing Agent or TheAuctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.Please be aware that any enquiry, bid or viewing of the subject property will require your details beingshared between both any marketing agent and The Auctioneer in order that all matters can be dealtwith effectively.The property is being sold via a transparent online auction.In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers willbe required to adhere to a verification of identity process in accordance with Anti Money Launderingprocedures. Bids can be submitted at any time and from anywhere.Our verification process is in place to ensure that AML procedure are carried out in accordance withthe law.The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompaniedby a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and willtypically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be soldprior to the end of the auction.A Legal Pack associated with this particular property is available to view upon request and containsdetails relevant to the legal documentation enabling all interested parties to make an informeddecision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers'commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceedingwith any property and/or Land Title purchase.Auctioneers Additional CommentsIn order to secure the property and ensure commitment from the seller, upon exchange of contractsthe successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of thepurchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 incVAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to theagreed purchase price and consideration should be made by the purchaser in relation to any StampDuty Land Tax liability associated with overall purchase costs.Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer topass their details to third party service suppliers, from which a referral fee may be obtained. There isno requirement or indeed obligation to use these recommended suppliers or services







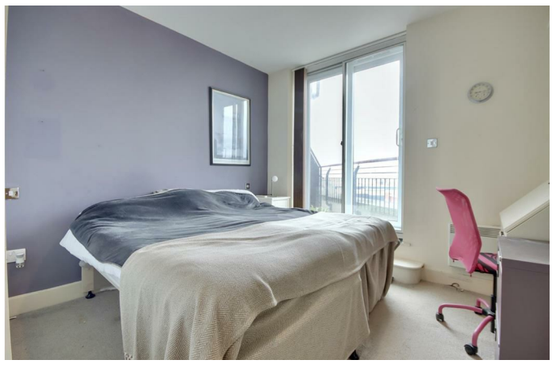


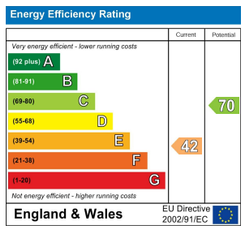












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