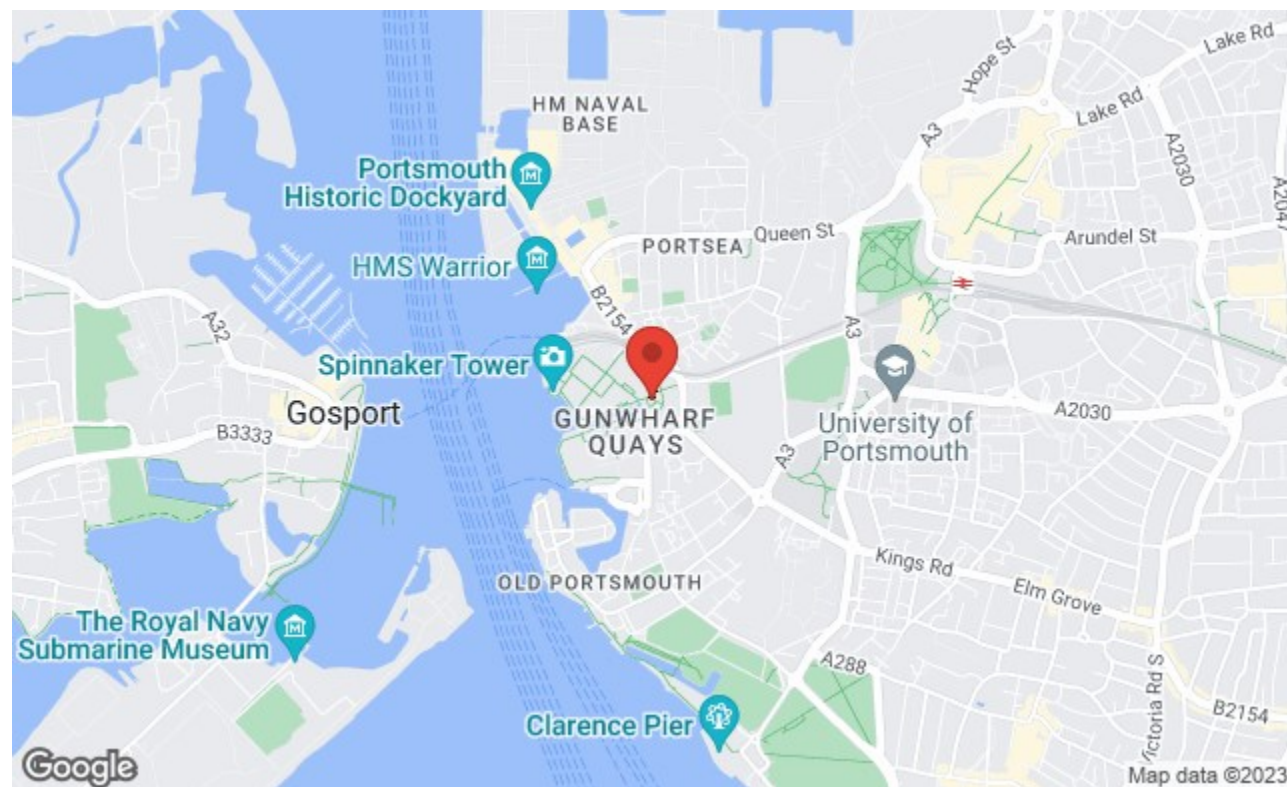
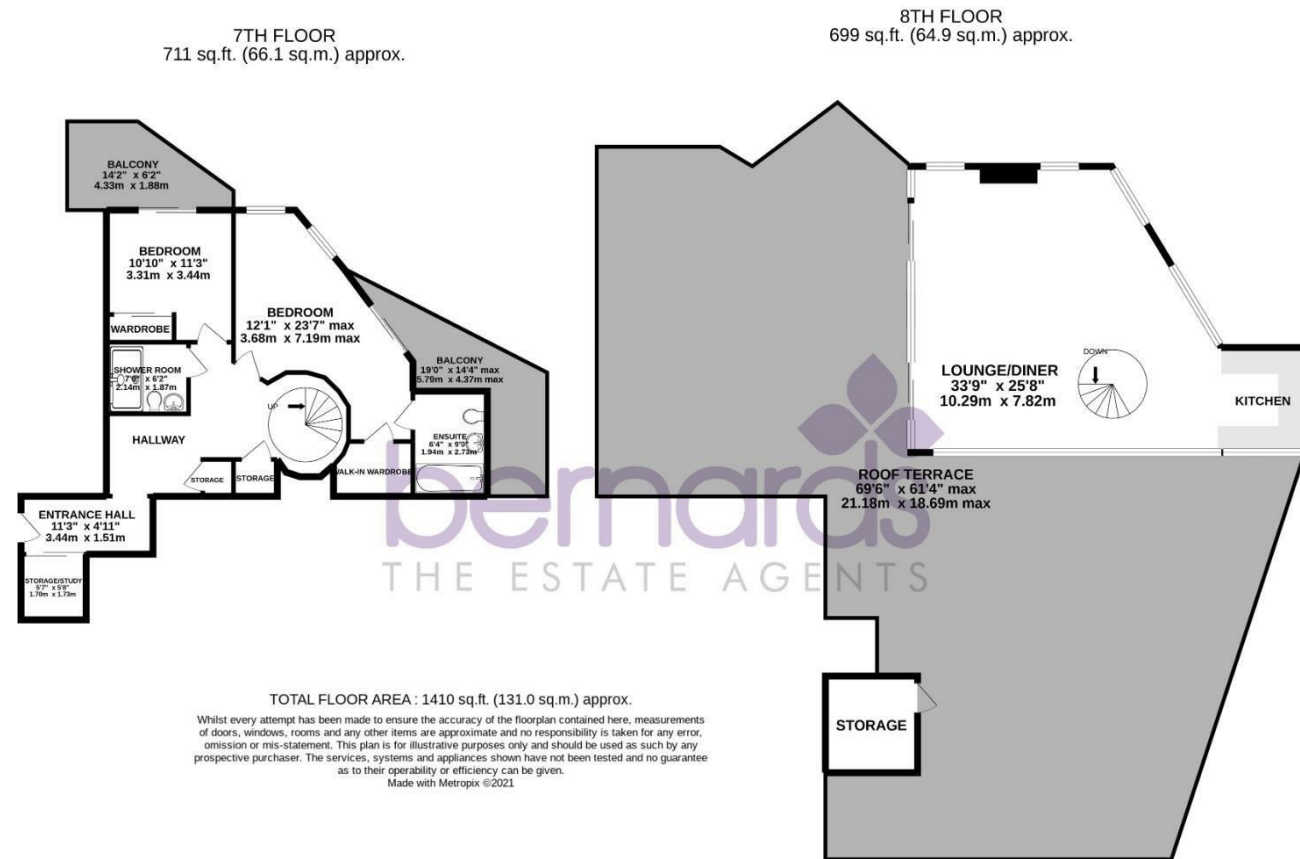


FOR SALE

Offers In Excess Of £800,000

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 GUNWHARF PENTHOUSE

Are you looking for a luxury penthouse situated in the requested area of Gunwharf Quay's with secure parking?

How about a penthouse that gives you views far stretching views across Portsmouth from your own 60ft roof terrace? If you can answer 'yes' to both these questions then this is an opportunity NOT to miss out on.

Boasting three outside areas, including a roof terrace, potentially the biggest in Gunwharf, you can relax in relative harmony.

The property will suit professional people or someone looking for a second property who may travel abroad regularly. The property is very much a 'lock and leave' if you wanted it to be.

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. Invite people over for a nice meal or enjoy a glass of wine and not have to miss out on the conversation. Watch the sunset from the multi aspect windows, flooding the room with light.

Both bedrooms are good size doubles enjoy private balconies, with the master also benefiting from an ensuite bathroom and a walk in wardrobe.

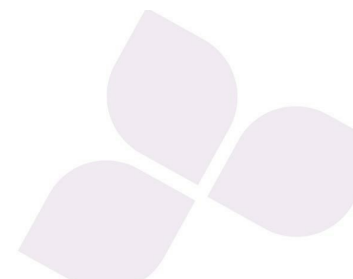
The entrance hall includes multiple large storage cupboards, including a spacious cloakroom, which could easily function as a study.

Completing the property is the three piece shower room, access off the entrance hall.

Step out the door to enjoy everything that Southsea and Portsmouth offer. Shopping and fine dining in Gunwharf Quays or stroll over to Old Portsmouth to enjoy the local cuisine whilst soaking up the historic streets.

Come and view to fully appreciate what this beautifully presented property offers.

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



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

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

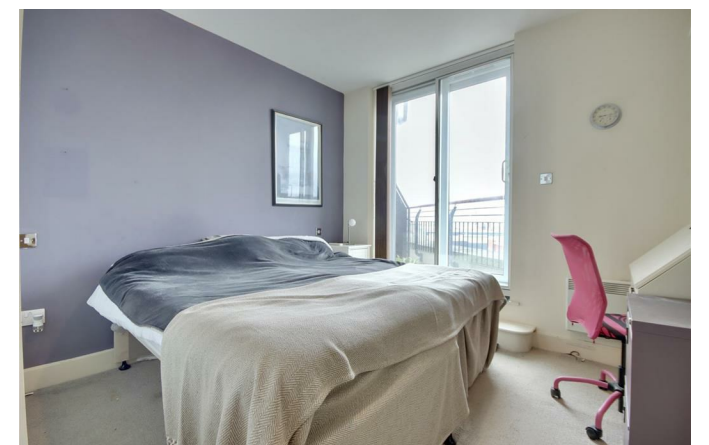
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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. Bernard's 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: 176 Ground Rent: £300 Service Charge: £2,700 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) 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	
70	42
EU Directive 2002/91/EC	
England & Wales	



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