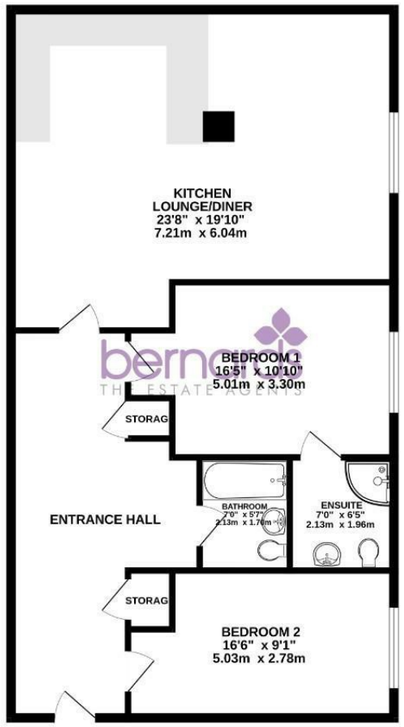
1ST FLOOR
1032 sq.ft. (95.9 sq.m.) approx.




TOTAL FLOOR AREA : 1032 sq.ft. (95.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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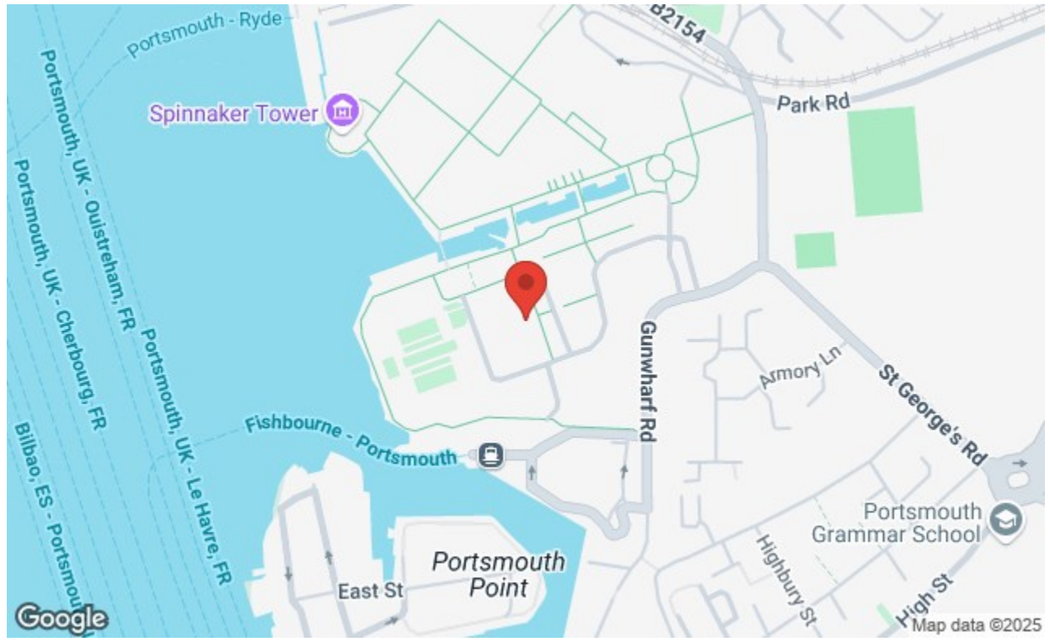



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

FOR SALE

£375,000

Gunwharf Quays, Portsmouth PO1 3BF

bernards
THE ESTATE AGENTS

2 2 1

## HIGHLIGHTS

- STUNNING APARTMENT
- FIRST FLOOR
- FABULOUS VIEWS
- 2 BEDROOMS
- OPEN LAN LIVING
- 2 BATHROOMS
- ALLOCATED PARKING
- GUNWHARF QUAYS
- NO ONWARD CHAIN
- CALL TO VIEW

** WONDERFUL APARTMENT IN GUNWHARF QUAYS WITH FANTASTIC VIEWS **

We are delighted to bring to market this fantastic apartment in the highly requested Vulcan Building in Gunwharf Quays. Offered with no onward chain, this 2 bedroom property comes complete with allocated parking and a fantastic position to be enjoyed.

The heart of the apartment is undoubtably the open plan lounge / kitchen / dining area. With high ceilings, large windows and exposed brick work, this is a lovely space to be enjoyed whether entertaining or just taking in the view through the buildings towards the sea.

2 bedrooms can be founds, both with vantage points from the windows towards the view and Bedroom 1 also has the added benefit of an en-suite. A further family bathroom is available whilst the hallway is much larger than normal, offering further space for bookcases or furniture.

The location is hugely popular with Gunwharf Quays offering both a vibrant and coastal scene. With bars, shops and restaurants on your doorstep as well as the more character Old Portsmouth cobbled streets, you have everything close by. A superb apartment that must be viewed.

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

# PROPERTY INFORMATION

### LOUNGE / KITCHEN / DINER
23'8" x 19'10" (7.21m" x 6.05m")

### BEDROOM 1
16'5" x 10'10" (5.00m" x 3.30m")

### EN-SUITE
7'0" x 6'5" (2.13m" x 1.96m")

### BEDROOM 2
16'6" x 9'1" (5.03m" x 2.77m")

### BATHROOM
7'0" x 5'7" (2.13m" x 1.70m")

### 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
Portsmouth City Council: BAND E

### LEASEHOLD INFORMATION
Management Company : Lease Length : 174 years Ground Rent : 200 per annum Service Charge : 3858 per annum
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.

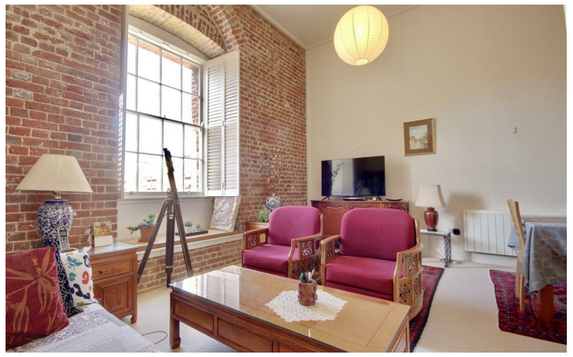
### OFFER CHECK PROCEDURE -
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

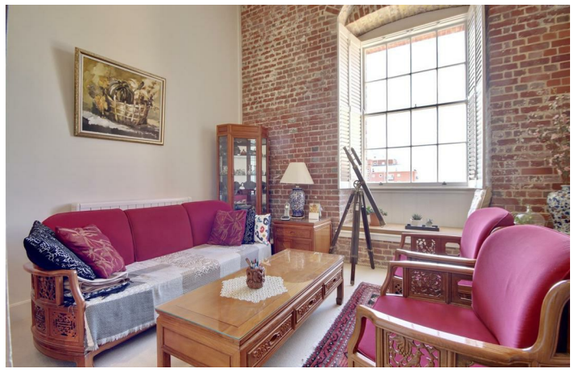
### REMOVAL QUOTES
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

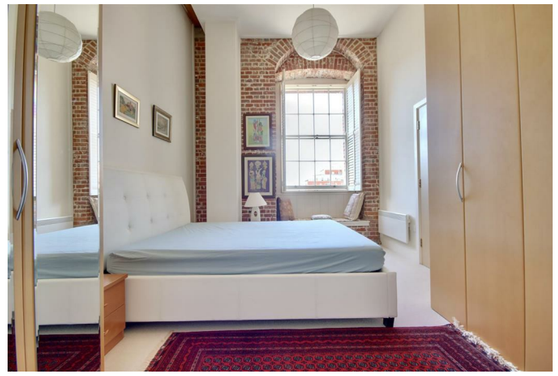
### SOLICITOR
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

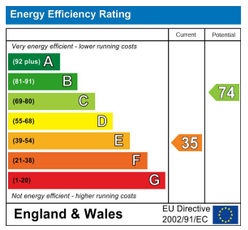
### BERNARDS MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and 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!







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