

£580,000

Gunwharf Quays, Portsmouth PO1  
3TQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ STUNNING APARTMENT
- ❖ 2 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ BREATHTAKING VIEWS
- ❖ SECURE PARKING
- ❖ GUNWHARF QUAYS LOCATION
- ❖ PRIME POSITION
- ❖ CLOSE TO SHOPS AND BARS
- ❖ OPEN PLAN ARRANGEMENT
- ❖ CALL TO VIEW

**\*\* EXCEPTIONAL APARTMENT OCCUPYING ONE OF THE BEST POSITIONS IN GUNWHARF QUAYS \*\***

We are thrilled to bring to market this wonderful apartment with striking views occupying an enviable position in Gunwharf Quays. Situated at the far South side of Arethusa House, this large apartment at around 1100 square feet offers space and light in abundance.

The accommodation comprises an open plan lounge diner with dual aspect windows to the South and East. A fitted kitchen open to the reception room makes this a really sociable arrangement and ideal for entertaining or enjoying the far reaching views over the solent.

There are 2 bedrooms, the master being serviced by a generous en-suite with a further bathroom on offer.

The balcony sits on the east side of the apartment and has dual access from the reception area and bedroom. The uninterrupted views are quite something and can be enjoyed morning day and night. The property also benefits from secure underground parking, security entrance system and a lift.

Gunwharf Quays offers a vibrant and attractive setting. A unique blend of outlet shopping, bars and restaurants sits within a diverse development of apartments and houses. This really is a fantastic opportunity that must be grabbed at the earliest opportunity.

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





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# PROPERTY INFORMATION

## SECOND FLOOR APARTMENT

### LOUNGE DINER

201" x 150" (6.12m" x 4.57m")

### KITCHEN

12'6" x 10'8" (3.81m" x 3.25m")

### BEDROOM 1 (Approx Meas)

16'8" x 15'5" (5.08m" x 4.70m")

### EN-SUITE

6'6" x 6'0" (1.98m" x 1.83m")

### BEDROOM 2

17'11" x 9'9" (5.46m" x 2.97m")

### SHOWER ROOM

7'3" x 5'4" (2.21m" x 1.63m")

### BALCONY

13'9" x 7'8" (4.19m" x 2.34m")

### SECURE UNDERGROUND 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

#### Leasehold Information

Management Company : Lease Length : 199 YEARS FROM 1999 Ground Rent : £235 PER ANNUM Service Charge : £3479 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.

#### 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.

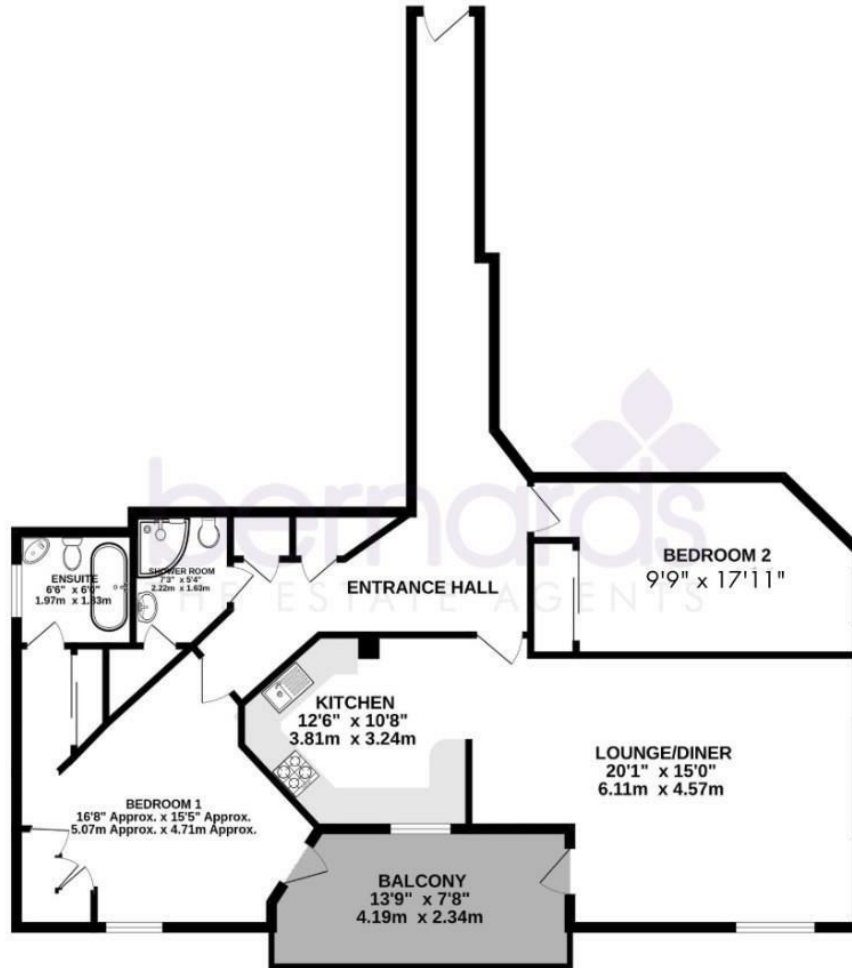
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



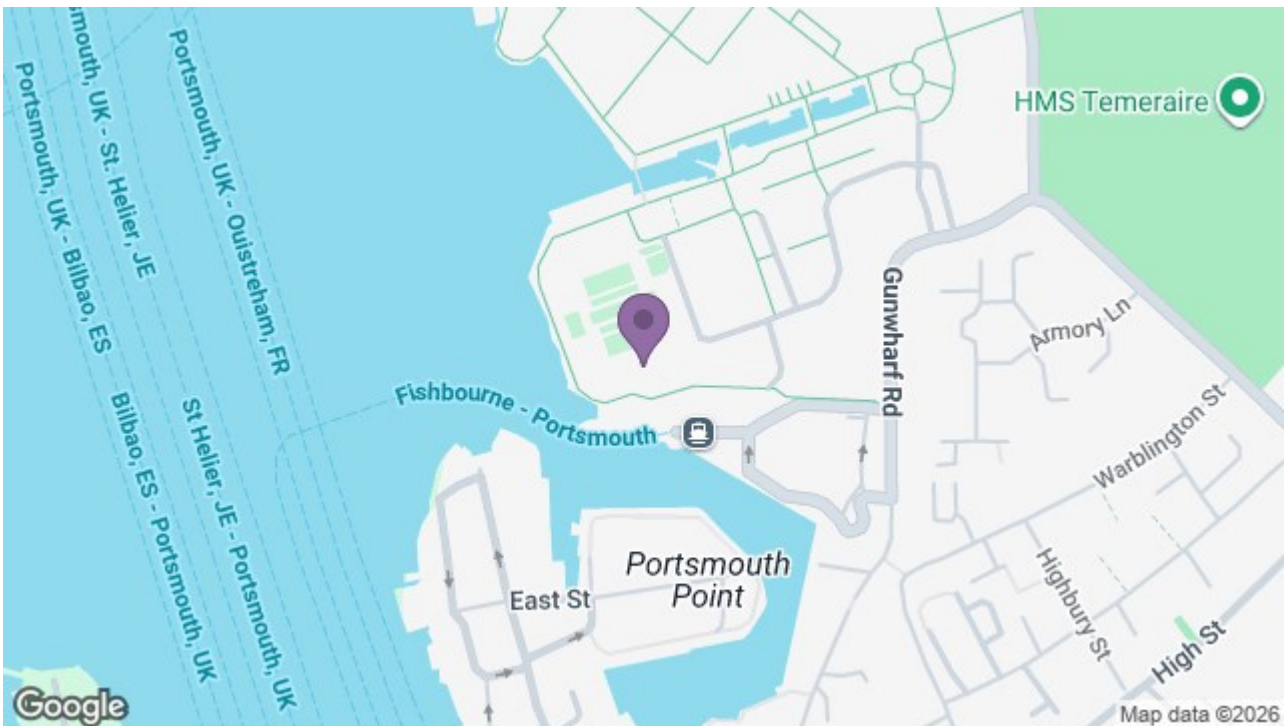
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



SECOND FLOOR  
1109 sq.ft. (103.0 sq.m.) approx.



TOTAL FLOOR AREA: 1109 sq.ft. (103.0 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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