

BLAKE HOUSE

GUNWHARF QUAYS | PORTSMOUTH | PO1 3TH



£625,000
Leasehold

- Outstanding First Floor Waterside Apartment
- Highly Requested Location in Gunwharf Quays
- Fabulous Southerly Westerly Views over Harbour
- Two Double Bedrooms : Two En-Suites
- Dual Aspect Living/dining Room : Two Balconies
- Kitchen/breakfast Room with Integrated Appliances
- Separate Cloakroom : Electric Heating : Double Glazing
- Two Secure Underground Parking Bays : No Forward Chain



In Brief

We are delighted to market for sale this superb **WATERSIDE** apartment situated on the first floor of one of Gunwharf Quays most **REQUESTED** residential buildings adjoining Portsmouth Harbour. The apartment itself is located in the **SOUTH WEST** corner directly overlooking the harbour entrance and the historic Spice Island from the two **BALCONIES**.

Lifestyle around this attractive marina development centres on the **DESIGNER** shopping outlets and the many cafes, bars and excellent restaurants together with a multi screen cinema, nightclub and casino while main line rail service to London (Waterloo) and short ferry service to the Isle of Wight is just a stroll away.

At over 1,100 sq.ft (105 sq.m), this **BRIGHT** and spacious interior features a lovely 25ft x 15ft dual aspect living/dining room with sea views and access to both balconies, a 14ft x 10ft kitchen/breakfast room complete with **INTEGRATED** appliances, two double bedrooms each with en-suite bath/shower rooms and both with access to the main 13'8 x 11' south westerly balcony together with a separate cloakroom off the hallway.

Electrically heated and double glazed throughout plus secure **UNDERGROUND PARKING** for two cars, we have no hesitation in recommending your earliest viewing appointment to appreciate this delightful apartment in a fabulous setting.

£625,000

KEY FACTS

TENURE: Leasehold

TERM: 199 years from 1st April 1999

GROUND RENT: £200 pa

SERVICE CHARGE: £1,754.53 half yearly

EPC RATING: 'E'

CIUNCIL TAX BAND: 'E'



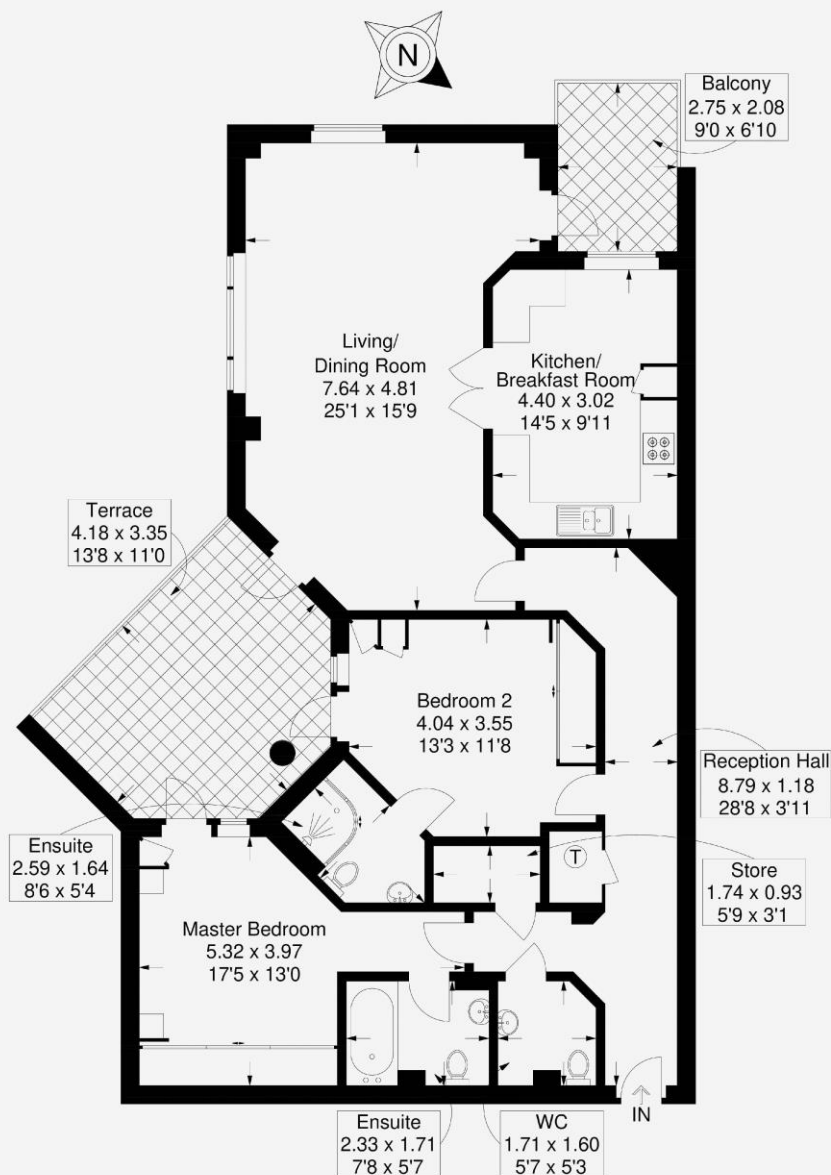
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Blake House, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 105.3 sq m / 1133 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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