

THE VULCAN

GUNWHARF QUAYS | PORTSMOUTH | PO1 3BF



£475,000

LEASEHOLD

- Outstanding Duplex Apartment
- Popular Cosmopolitan Gunwharf Quays Development
- Iconic Grade II Listed Building
- Beautifully Presented Galleried Living Space
- Two Double Bedrooms : Two Bathrooms
- Allocated Parking Bay Plus Visitors Parking
- Stunning Views From Bedroom and Living Room
- Exposed Brickwork and Character Features



In Brief

Fry & Kent are delighted to market for sale this **STUNNING** duplex apartment in the iconic Grade II listed Vulcan Building. Located in the highly requested cosmopolitan **MARINA** complex of Gunwharf Quays with its many cafes, bars, restaurants and designer shops right on your doorstep. Train connections to London Waterloo are only a short walk away, along with ferry crossings to the Isle of Wight and continental Europe.

This **LUXURIOUS** apartment boasts almost 1,300 Sq Ft (120 Sq m) of floor space. On entering the apartment through the hallway you are then greeted by the impressive open plan kitchen/dining room leading up to the **MEZZANINE** level living room. This room has excellent views and features a vast **EXPOSED BRICK** wall, large ceiling beams and Gorgeous sash windows. As well as two double bedrooms with gorgeous views, the property benefits from two modern fitted bathrooms, a spacious hallway, store cupboard and an allocated parking bay on the former parade ground.

Offering the perfect lifestyle - this property is full of **CHARACTER** features complimented by a modern **QUALITY** finish. Early viewing is recommended to avoid disappointment.

£475,000

KEY FACTS

TENURE: Leasehold

TERM: 199 years commencing 1/4/1999

GROUND RENT: £200 pa

SERVICE CHARGE: £2670 pa incl. building insurance

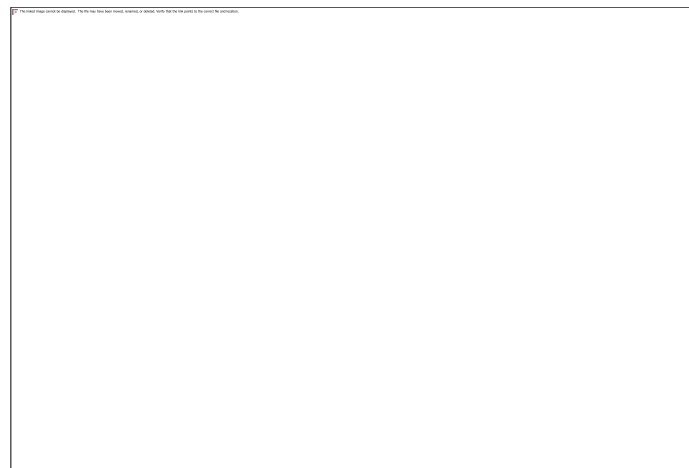
EPC RATING: Exempt

COUNCIL TAX BAND: 'E'



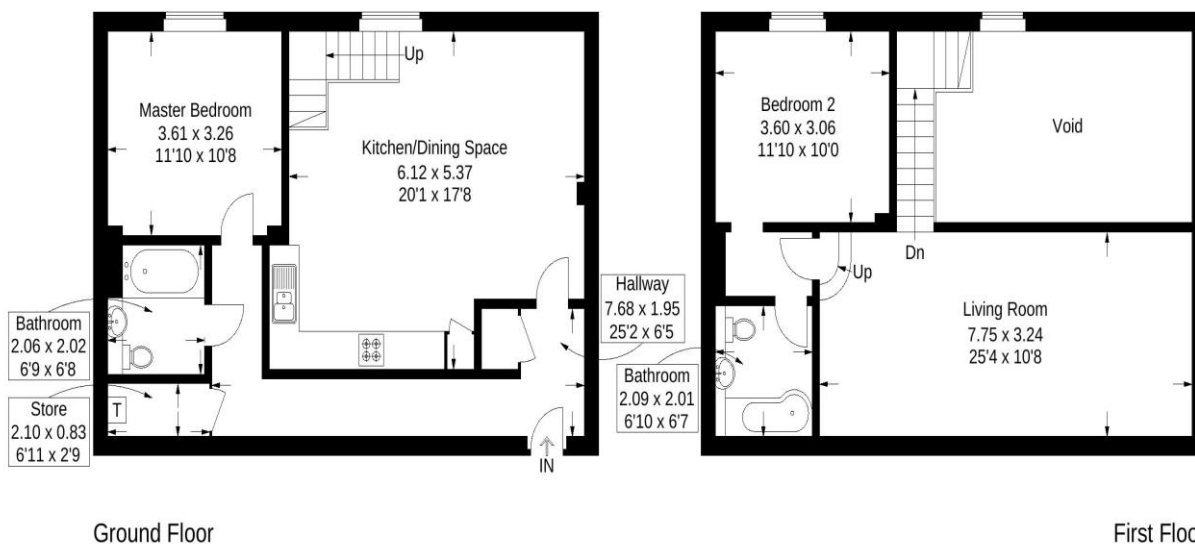
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The Vulcan Building, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 120 sq m / 1292 sq ft



Ground Floor

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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