

THE VULCAN

GUNWHARF QUAYS | PORTSMOUTH | PO1 3BF



£280,000
Leasehold

- Luxurious One or Two Bedroom Top Floor Apartment
- Highly Requested Building in Gunwharf Quays
- Views over Canal Side and Spinnaker Tower
- Open Plan Living/Kitchen complete with Integrated Appliances
- Double Bedroom with adjoining Bathroom
- Study/Home Office/2nd Occasional Bedroom
- Gas Fired Central Heating
- Lift Service and Residents Parking Bay



In Brief

Fry & Kent has pleasure in marketing for sale this very **INDIVIDUAL** apartment located on the top floor of this **BEAUTIFULLY** converted former Royal Naval Armory building within the desirable Gunwharf Quays Marina, shopping and **LEISURE** development close to the mouth of Portsmouth grand harbour. Approached via either a spiral staircase or lift service, the apartment is situated on the canal side of the development with **VIEWS** over the concourse, marina towards the **ICONIC** Spinnaker Tower.

The spacious, **CONTEMPORARY** and gas centrally heated interior of just over 700 sq.ft (65.4 sq.m) features a 23'2 x 11'1 open plan living room and kitchen complete with integrated appliances including oven, hob, fridge, freezer, dishwasher and washing machine. Double doors lead from the living area to a study/home office or occasional second guest bedroom with a feature glass roof-light and half moon window overlooking Gunwharf Quays. The main double bedroom lays next to the **LUXURIOUS** bathroom with underfloor heating and oval shaped bath with 'over' shower. Definitely one to view soon whether you are looking for a home, weekend retreat or investment opportunity.

With a long lease, residents parking bay and no forward chain, this **LOVELY** apartment is definitely one to view soon whether you are looking for a home, weekend retreat or investment opportunity.

£280,000

KEY FACTS

TENURE: Leasehold

TERM: 199 years from 1/4/1999

GROUND RENT: £150 pa

SERVICE CHARGE: £174.50 pcm

EPC RATING: 'C'

COUNCIL TAX BAND: 'D'



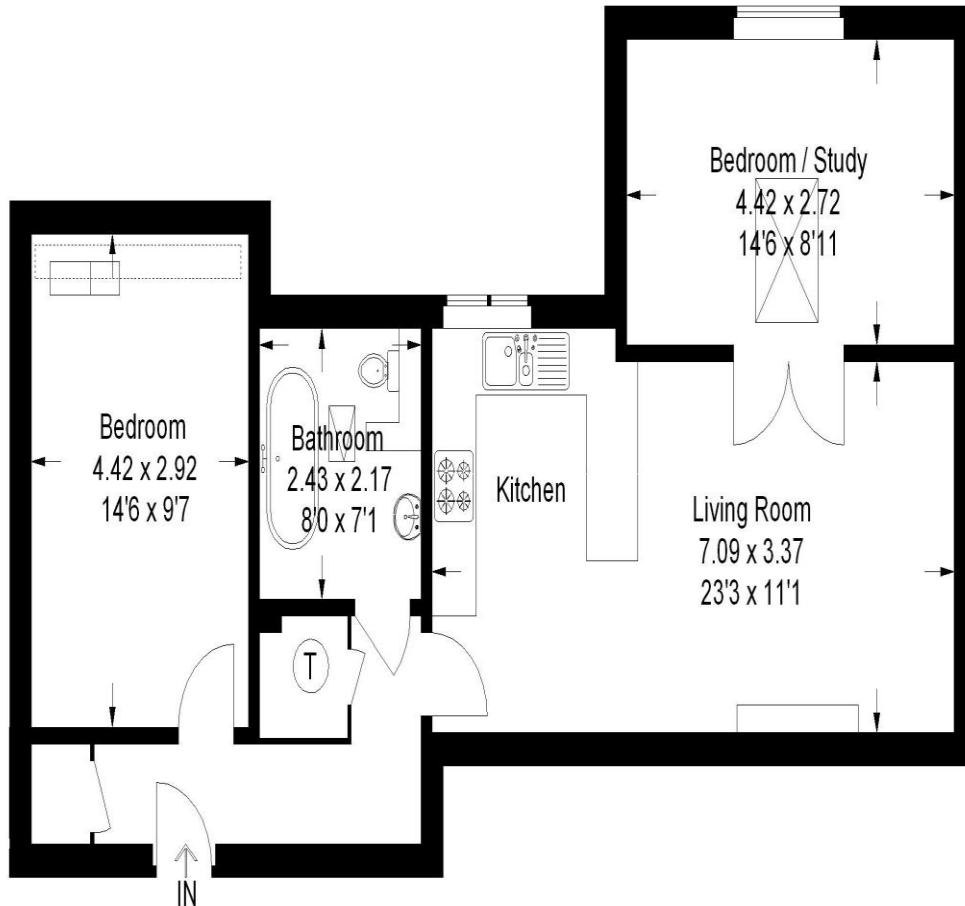
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The Vulcan Building , Gunwharf Quays , Portsmouth

Approximate Gross Internal Area
65.4 sq m / 704 sq ft



= Reduced headroom below 1.5 m / 5'0"

Illustration for identification purposes only, measurements are approximate,
not to scale. (ID242213)

Southsea
Sales & Lettings
7/9 Stanley Street,
Southsea, PO5 2DS
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays
Sales & Lettings
The Seagull, 13 Broad Street,
Old Portsmouth, PO1 2JD
Tel: 023 9281 5221

Drayton & Out of Town
Sales & Lettings
139 Havant Road,
Drayton, PO6 2AA
Tel: 023 9221 0101

London
Sales & Lettings
Mayfair Office, Cashel House,
15 Thayer Street, W1U 3JT
Tel: 0870 112 7099

Southsea
Admin Centre
12 Marmion Road,
Southsea, PO5 2BA
Tel: 023 9282 2300

www.fryandkent.com