

SPINNAKER QUAY

BROAD STREET | OLD PORTSMOUTH | PO1 2JG



£385,000
Leasehold

- Outstanding Two Bedroom First Floor Apartment
- Living Room with Balcony overlooking Camber Docks
- Master Bedroom with En-suite Shower Room
- Gated Security Video Entry Phone System
- Located opposite The Hot Walls & Round Tower
- Allocated Car Parking Bay in Courtyard Setting
- Ideal Second Home or Investment Property
- Offered For Sale with Vacant Possession



In Brief

Fry & Kent has pleasure in marketing for sale this **OUTSTANDING** two bedroom purpose built waterside apartment located on 'Spice Island' in the heart of Old Portsmouth opposite the historic Hot Walls and Round Tower.

Delightful views across the Camber Dock famous for its traditional fishing boats, can be seen from the kitchen and living room which also has double glazed doors opening onto the **BALCONY**. The nearby Millennium Walk leads to the iconic Spinnaker Tower with the many designer shops, restaurants and leisure facilities found in the marina complex at Gunwharf Quays along with main line railway service to London (Waterloo).

Access to Spinnaker Quay is via a security gated entry phone system which also provides gated vehicular access to an allocated **PARKING** bay. Benefiting from gas central heating and double glazing throughout, this beautifully presented apartment features a lovely open plan living room and fitted kitchen with **INTEGRATED** appliances, balcony, master bedroom with a **LUXURY** en-suite shower room, second double bedroom and main bathroom.

With no forward chain, your earliest inspection is strongly recommended.

£385,000

KEY FACTS

TENURE: Leasehold

TERM: 125 years commencing 2000

GROUND RENT: £180 pa

SERVICE CHARGE: £1,360 pa (TBC)

EPC RATING: 'B'

COUNCIL TAX BAND: 'E'



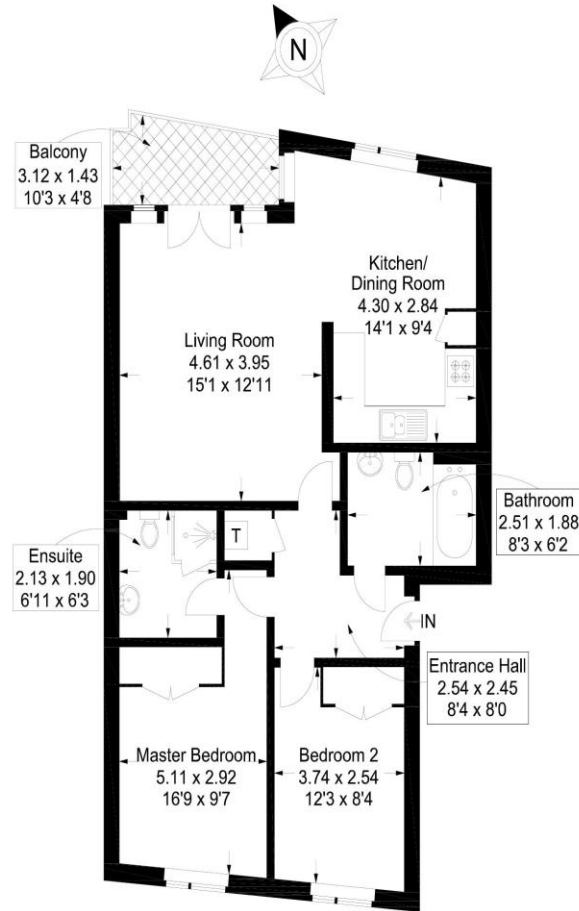
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Spinnaker Quay, Old Portsmouth

Approximate Gross Internal Area = 72 sq m / 776 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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