

# 1 ARETHUSA HOUSE

GUNWHARF QUAYS | PORTSMOUTH | PO1 3TQ



£235,000  
Leasehold

- Highly Requested Gunwharf Quays Location
- Two Double Bedrooms : Fitted Wardrobes
- Modern Fitted Kitchen with Appliances
- Excellent Transport Links
- Secure Underground Parking
- Short Stroll to Shops, Bars, Restaurants & Leisure Complex
- Close to Southsea Seafront & Local Marinas
- Early Viewings Recommended : No Forward Chain!



## In Brief

**\*\*VIEW OUR 360 VIRTUAL TOUR\*\*** Fry & Kent has the pleasure of marketing for sale this two bedroom ground floor apartment situated in the **HIGHLY REQUESTED** marina complex of Gunwharf Quays. A short stroll to the many designer shops, bars, restaurants and leisure facilities in Gunwharf, this property is also a short walk to Old Portsmouth and Southsea Seafront. **TRANSPORT LINKS** are on your doorstep with ferries to the Isle of Wight, the main Portsmouth Harbour train station and main roads out of Portsmouth very close by.

Internally the property consists : Entrance hallway, storage cupboard, bedroom 2, fitted bathroom, master bedroom and open plan kitchen/living/dining room. Both bedrooms are good size double bedrooms.

With secure **UNDERGROUND PARKING**, lovely grounds and everything on your doorstep early viewings are recommended!

**£235,000**

## KEY FACTS

**TENURE:** Leasehold  
**TERM:** 176 yrs remaining  
**SERVICE CHARGE:** £1962.54 pa  
**GROUND RENT:** £100 pa  
**COUNCIL TAX BAND:** 'E'  
**EPC RATING:** 'C'



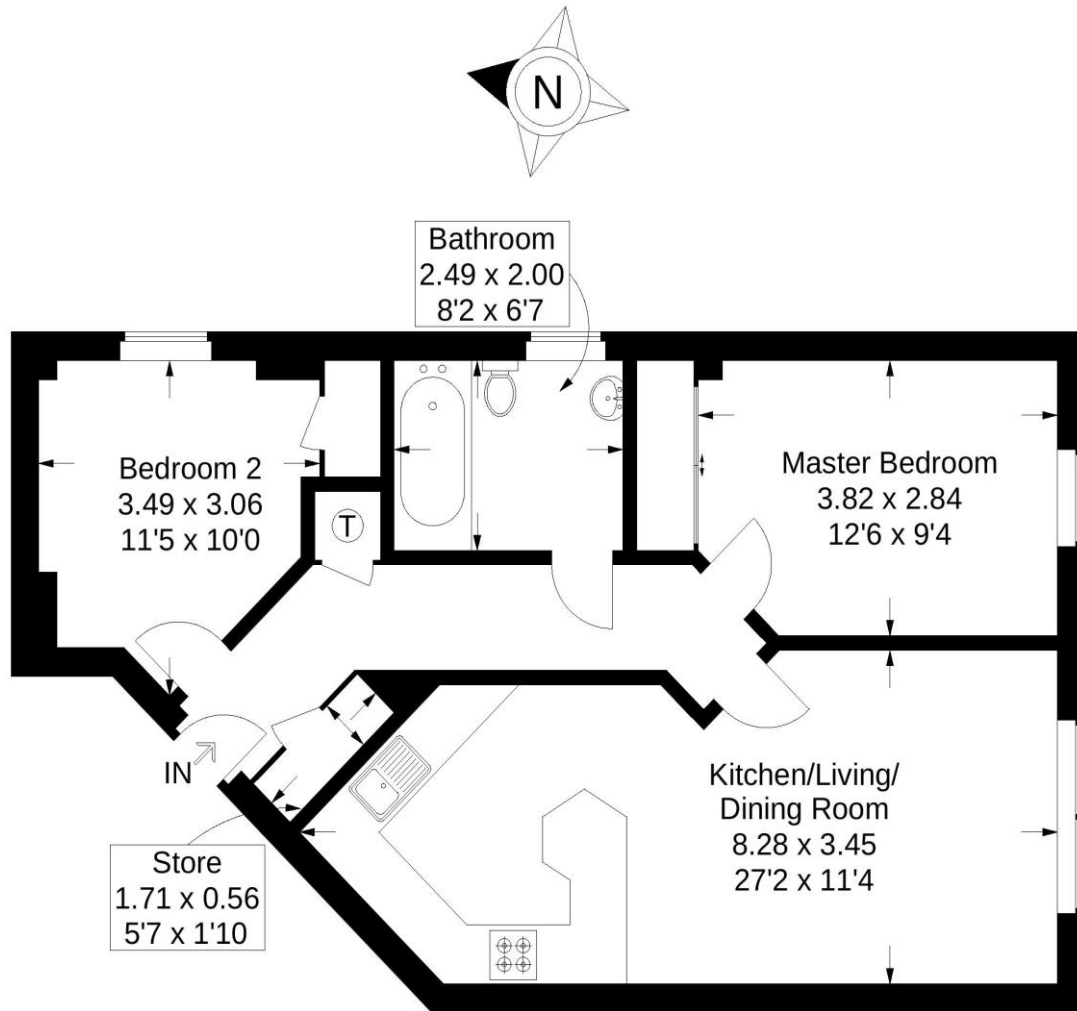
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# Arethusa House, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 62.3 sq m / 670 sq ft



## Ground 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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7/9 Stanley Street,  
Southsea, PO5 2DS  
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Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
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Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
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London  
Sales & Lettings  
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