

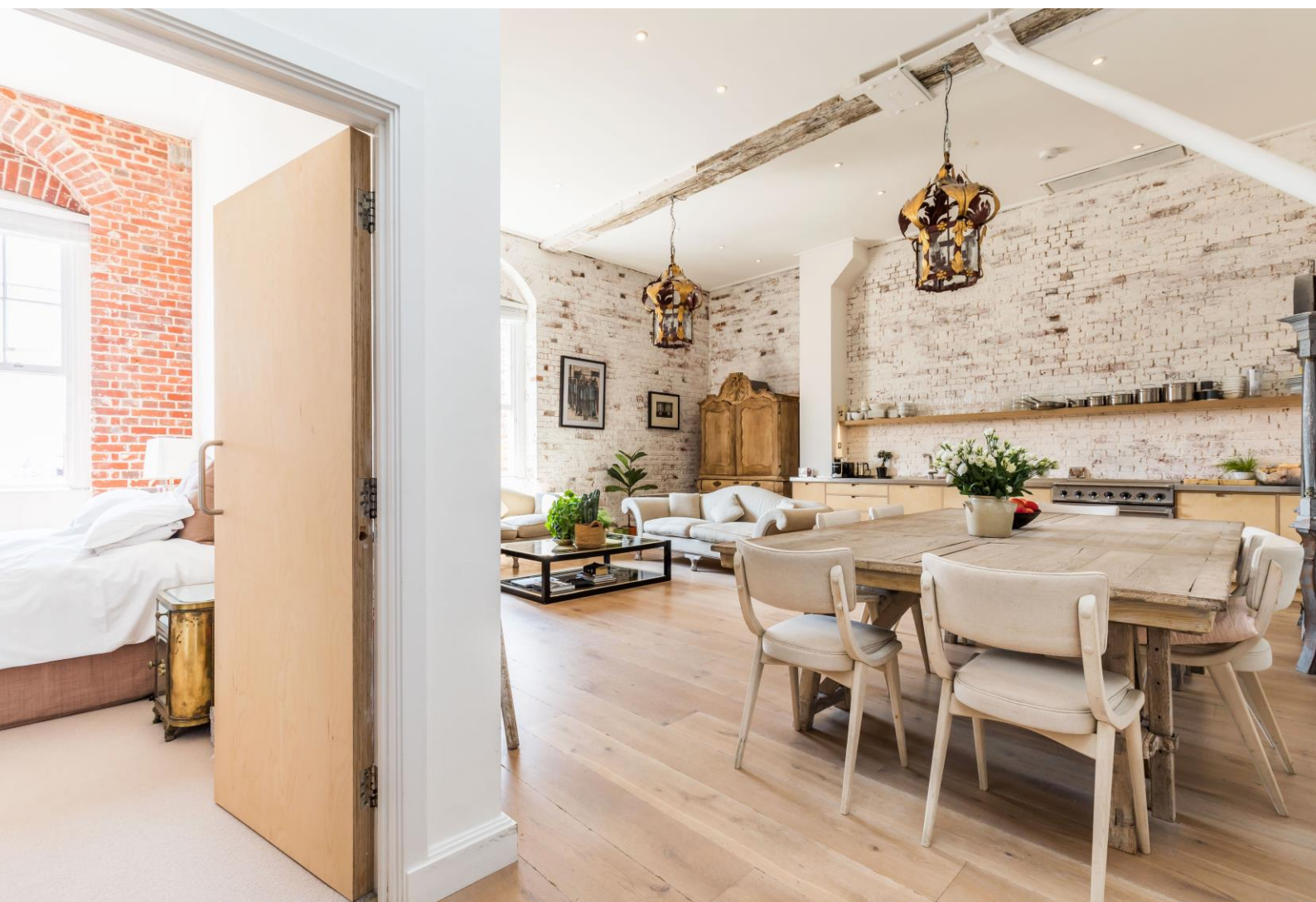
THE VULCAN

GUNWHARF QUAYS | PORTSMOUTH | PO1 3BF



£470,000
Leasehold

- Simply Stunning Interior Designed First Floor Apartment
- Highly Requested Gunwharf Quays Location
- Beautifully Renovated Grade II Listed Building
- Two Double Bedrooms Plus Two Bath/Shower Rooms
- Impressive Open Plan Living/Dining/Bespoke Kitchen
- Swedish Style Limed Oak Flooring
- Harbour View from Principle Rooms
- Allocated Parking Bay : Optional Furnishings



In Brief

Fry & Kent is delighted to market for sale this truly outstanding two bedroom apartment located on the first floor of the highly requested Grade II Listed building, 'The Vulcan', a former Royal Navy armory built during the Regency era and superbly restored by Berkeley Homes in 2005. Overlooking the former parade ground with views over the well tended communal gardens and Portsmouth Harbour, the apartment is situated within the highly **DESIRABLE** Gunwharf Quays Marina Development only a short stroll to the many bars, cafes, restaurants and designer shops. Leisure facilities include a multi-screen cinema, bowling complex, casino, nightclub and health studio along with travel facilities to London (Waterloo) and ferry crossing to the Isle of Wight. Approached via **SECURE** communal entrance and with lift service, this spacious **INTERIOR DESIGNED** apartment features exposed brick walls, tall ceilings and Swedish style limed oak flooring together with video intercom. The accommodation comprises; reception hall, an **IMPRESSIVE** open plan living/dining/family room incorporating a £30,000 fitted bespoke kitchen by Tim Jasper Kitchens of Goodwood complete with a Falcon Cooker Range and two refrigerators. There is also a master bedroom with en-suite shower room, second double bedroom and main bathroom.

The apartment also comes with an allocated **PARKING** bay and for those looking for a weekend home, there is the option to purchase the high-quality furnishings.

£470,000

KEY FACTS

TENURE: Leasehold

TERM: 199 years commencing 1/4/1999

GROUND RENT: £200 pa **Service Charge:** £2,515 pa inc water

EPC Rating: Exempt as Grade II Listed

COUNCIL TAX BAND: 'E'



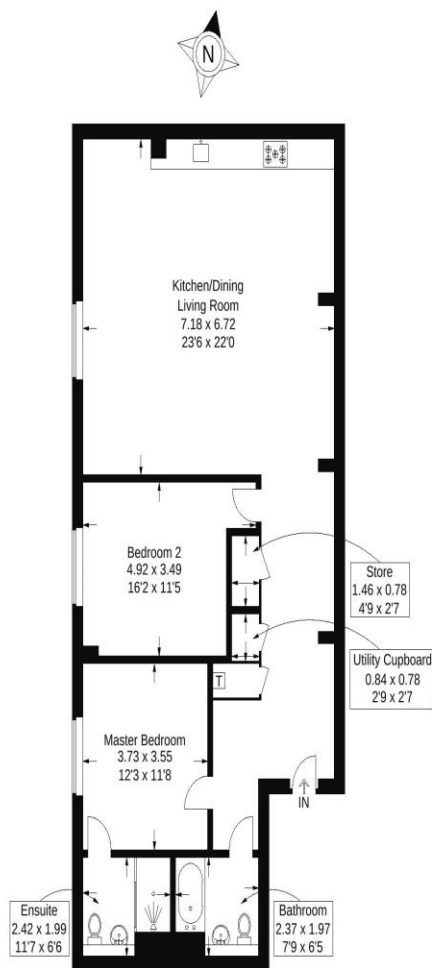
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The Vulcan Building, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 109.8 sq m / 1182 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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