

ARETHUSA HOUSE

GUNWHARF QUAYS | PORTSMOUTH | PO1 3TQ



£475,000
Leasehold

- Immaculately Presented Two Bedroom Apartment
- Highly Desirable Location of Gunwharf Quays
- First Floor Apartment with a Lift to all Floors
- Underground Secure Parking
- Brand New Kitchen with Integrated Appliances
- Master Bedroom with Brand New Ensuite
- Double Glazing Throughout
- Sold with No Forward Chain



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In Brief

We are delighted to offer to market this immaculately presented two bedroom first floor apartment within the highly desirable Gunwharf Quays. The property is conveniently located within walking distance of Gunwharf Quays Outlet Shops and the Portsmouth Harbour Train Station with easy access links to London Waterloo and London Victoria.

The interior of the property has been renovated to an impeccable standard and comprises; Sitting Room with views of the Harbour, a brand new modern fitted Kitchen with integrated appliances, Master Bedroom, with a brand new ensuite Shower Room, Bedroom Two with built in wardrobe space, and a brand-new three-piece Bathroom suite.

This apartment benefits from an allocated parking space within the secure underground parking and a private Balcony with views of the Harbour Entrance.

Discerning purchasers are strongly recommended to put forward the earliest of enquiries to avoid disappointment.

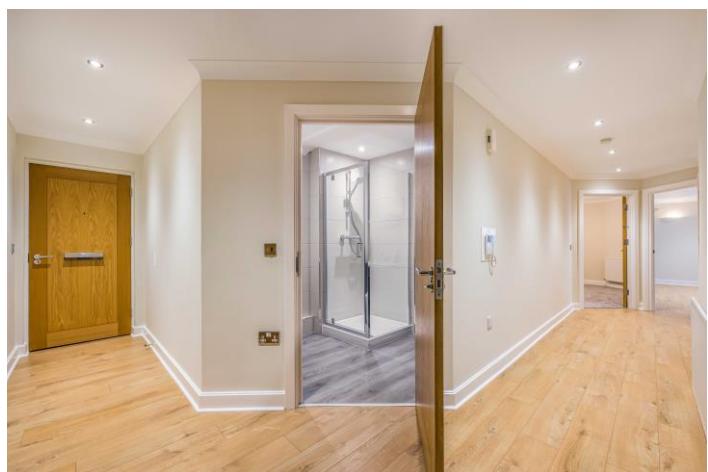
£475,000

KEY FACTS

TENURE: Leasehold
TERM: 199 years from 1999
GROUND RENT: £100 pa
SERVICE CHARGE: £2,650 pa
EPC RATING: 'B'
COUNCIL TAX BAND: 'E'



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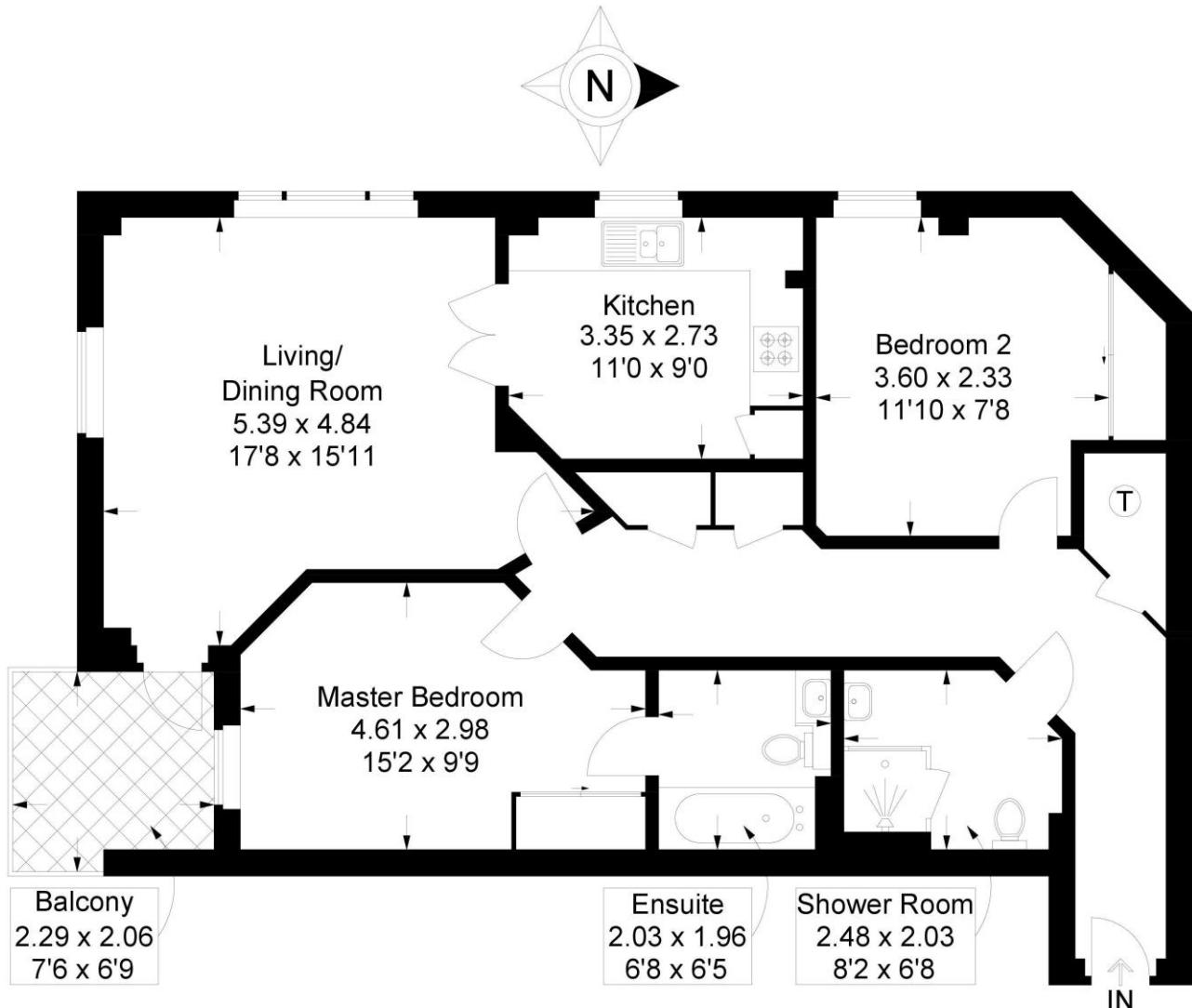




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the property people

Arethusa House, Gunwharf Quays, Portsmouth

Approximate Gross Internal Area = 83.6 sq m / 900 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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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

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