



## 2 bed apartment to buy in PO1

Gunwharf Quays, Portsmouth,  
Hampshire, PO1 3BQ

**£550,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ GUNWHARF PENTHOUSE
- ✓ TWO DOUBLE BEDROOMS
- ✓ TWO PARKING SPACES
- ✓ EPC Rating E

## Key Information

- ✓ Council Tax: Band F
- ✓ EPC Rating: E
- ✓ Heating supply: Electric
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTP (fibre to the premises)
- ✓ Mobile signal: Good

## Arrange a viewing

Felix Keene  
Branch Manager  
South West Auction

023 8251 4032  
southwest@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

\*\*\*INCREDIBLE TWO BEDROOM DUPLEX PENTHOUSE IN GUNWHARF OFFERED CHAIN FREE\*\*\*

Being sold via Secure Sale online bidding. Terms & Conditions apply.

Welcome to Centurion Court and this exceptional two bedroom penthouse apartment offered chain free located in the heart of Gunwharf Quays. This apartment boasts fabulous views across Southsea including sea views from inside the apartment as well as the huge roof terrace.

The property offers a plethora of space across an upper and lower level and includes a fantastic open plan kitchen/living area, set up to accentuate the sociable aspect of the property.

The entrance hall includes multiple large storage cupboards, including a spacious cloakroom, which could easily function as a study. Both bedrooms are good size doubles and enjoy private balconies, with the master also benefiting from an ensuite bathroom and a walk in wardrobe. Completing the property is the three piece shower room.

This property offers everything there is in Gunwharf with bars/ restaurants, shopping and the train station all within minutes walk, as well as Southsea common parks and seafront a short walk away. This is not an opportunity to be missed.

Roof Terrace - 21.18m x 18.69m max (69'6" x 61'4" max) -

Kitchen/Lounge/Diner - 10.29m x 7.82m (33'9" x 25'8") -

Bedroom One - 3.68m x 7.19m max (12'1" x 23'7" max) -

Ensuite - 1.93m x 2.74m (6'4" x 9) -

Balcony One - 5.79m x 4.37m max (19' x 14'4" max) -

Bedroom Two - 3.30m' x 3.43m (10'10' x 11'3") -

Shower Room - 2.13m x 1.88m (7' x 6'2") -

Council Tax Band: F

Tenure: Leasehold

Length of Lease: 172

Annual Ground Rent Amount: £463.00

Annual Service Charge Amount: £3,922.00

Price: Starting Bid £550,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Concrete roof tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

Water: Direct mains water

Water meter: No

Sewerage: Standard UK domestic

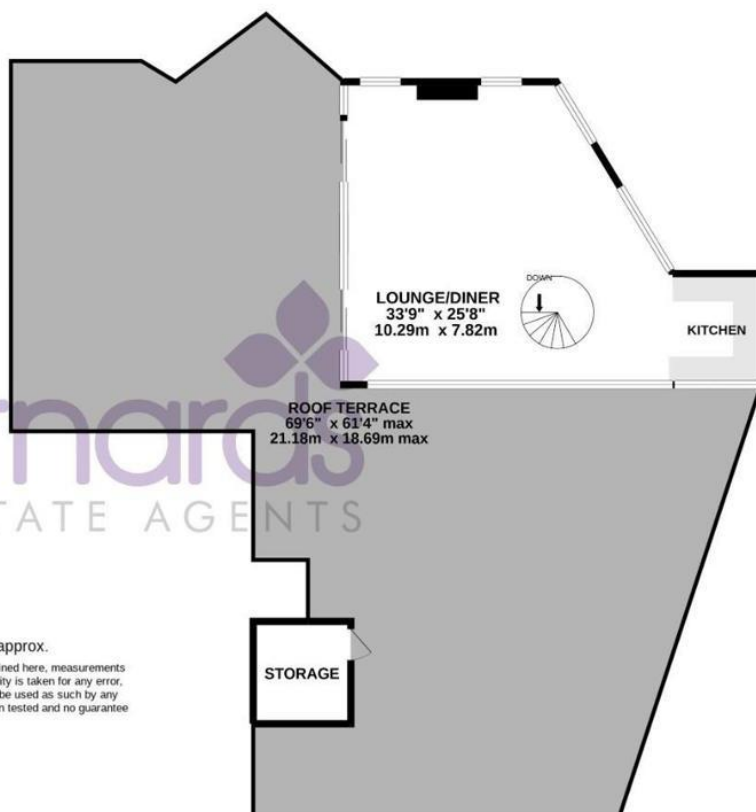
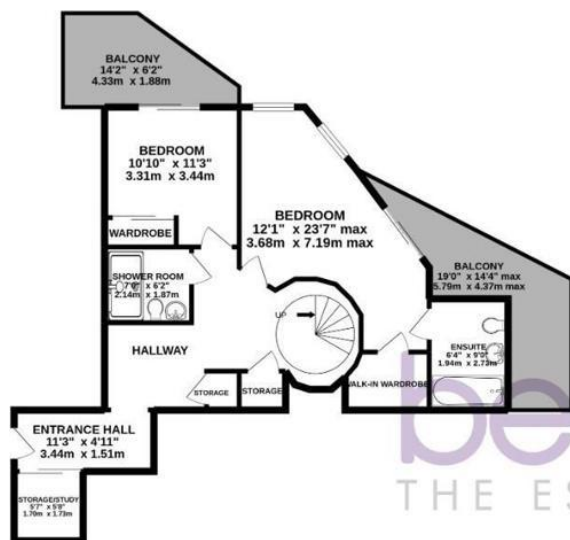
Air conditioning: No

Broadband: FTTP (fibre to the premises)

Mobile signal coverage: Good

7TH FLOOR  
711 sq.ft. (66.1 sq.m.) approx.

8TH FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 1410 sq.ft. (131.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92-100) <b>A</b>                           |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         | 70                      |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            | 42      |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England, Scotland & Wales                   |         | EU Directive 2002/91/EC |

Gunwharf Quays, Portsmouth, Hampshire, PO1 3BQ

Contact your local branch today for more information on this property:

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