

Asking Price £345,000 | Leasehold

The Canalside, Gunwharf Quays, Portsmouth, PO1 3BG

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Key Features & Description

- EPC Rating To be confirmed | Council Tax Band D
- Service Charge £3000 PA | Ground rent £463.68 PA | 166 years

Tucked away in a quiet corner in Gunwharf Quays is this deceivingly spacious two bedroom apartment on the first floor in Anson Court. This neutrally decorated apartment is ideally suited to investors, a perfect holiday home or first time buy. Conveniently situated within close proximity to Portsmouth Harbour Train Station and other great transport links, makes this property an appealing purchase.

On entering the apartment, via the secure communal entrance, the hallway is spacious with doors leading to all principal rooms. The main living space is open plan, providing a sense of space and fluidity. The living area is cosy with feature wall lights, patio door with access to the private balcony at the rear of the building. The kitchen benefits from plenty of wall and base units for storage, a kitchen island as the main focal point featuring an electric hob with extractor above and space for additional seating. Integrated appliances to include single electric oven, fridge/freezer, full size dishwasher and washer/dryer. The apartment comprises of two spacious double bedrooms. The master bedroom boasts an en-suite shower room and built in mirrored wardrobes with hanging and shelving for storage. The second bedroom makes an ideal guest bedroom. The family bathroom comprises of bath with shower attachment above with glass shower screen, full height tiling to surround, basin, WC and wall mounted mirror cabinet for storage. Ample storage in the hallway cupboard which houses the fuse box and a separate cupboard housing the hot water tank. The property benefits from secure allocated parking plus visitor parking.

In summary, this property offers a unique combination of convenience and comfort. The neutral decor provides the perfect canvas for you to add your personal touch and make it your own.

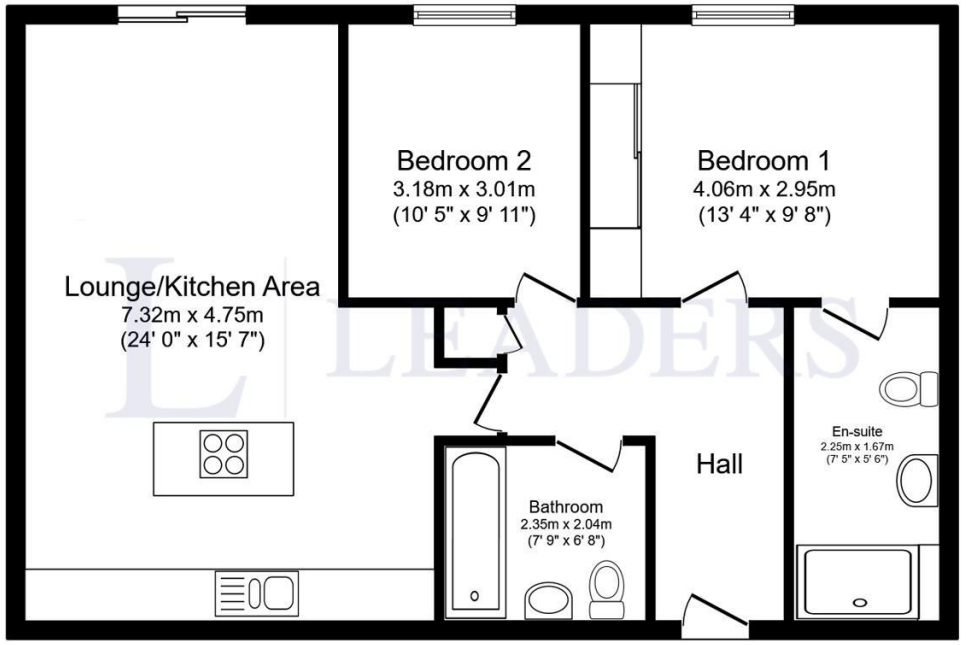












Floor Plan

Total floor area: 73.4 sq.m. (790 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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Important Notice

We have prepared these property particulars as a general guide to a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. The copyright of all details, photographs and floorplans remain exclusive to Leaders.

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