

Asking Price £495,000 | Leasehold

Arethusa House, Gunwharf Quays, Portsmouth, PO1 3TQ

LEADERS







Key Features & Description

- Rental Potential £2300pcm, yield of 5.2%
- Peaceful area
- Convenient public transport links
- Delightful walking routes
- Private parking
- Breathtaking harbour views
- Stunning Solent panorama
- Spacious reception room
- Modern kitchen appliances
- En-suite bathrooms
- EPC Rating B | Council Tax Band E
- Service Charge £3360 PA | Ground rent £231.84 PA | 171 years

An immaculate elevated two-bedroom apartment with sea views, situated in ARETHUSA HOUSE!! located in a peaceful area with convenient public transport links and delightful walking routes. This property offers unique features such as private parking, breathtaking harbour views, and a stunning panorama of the Solent, making it an ideal home for families, couples, or sharers.

The flat boasts a spacious reception room adorned with large windows that invite an influx of natural light. The open-plan layout leads seamlessly into the kitchen, creating an airy and sociable living space. The kitchen is well-appointed, featuring modern appliances and built-in units.

The master bedroom is a haven of tranquillity, offering built-in wardrobes and an en-suite bathroom. Ambient natural light enhances the soothing atmosphere. The second bedroom, a generous double, also has built-in wardrobes and an en-suite bathroom. Unique to this room are the captivating sea views providing a serene backdrop.

Both bathrooms are designed to evoke a sense of luxury. Bathroom one is equipped with a free-standing bath and a heated towel rail, while bathroom two includes a rain shower and a heated towel rail.

The property's location, combined with its unique features and immaculate condition, creates a perfect blend of comfort, convenience, and natural beauty. The stunning view adds a charm that makes this flat an excellent choice for those seeking a peaceful yet well-connected living environment.



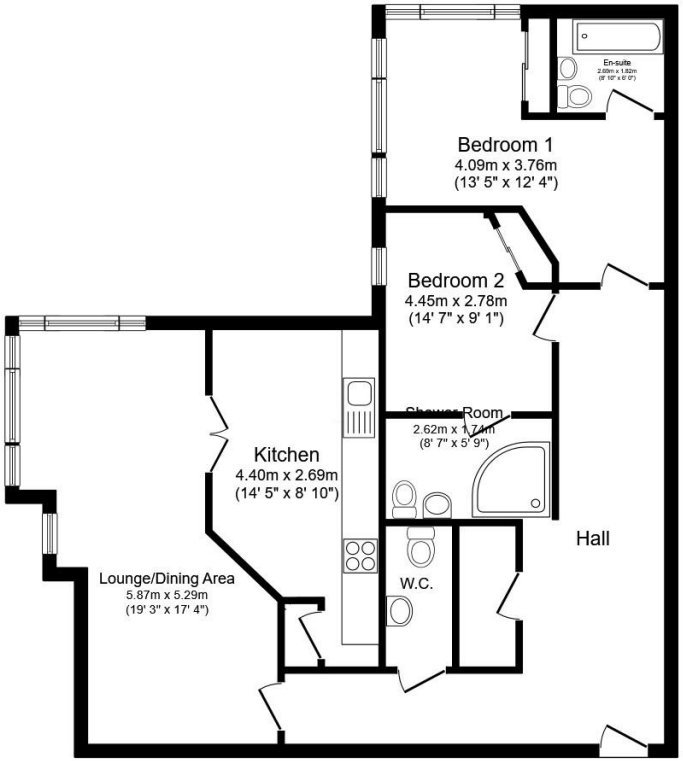












Floor Plan

Floor area 88.7 m² (955 sq.ft.)

TOTAL: 88.7 m² (955 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

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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