

Asking Price £300,000 | Leasehold

Anson Court, The Canalside, Gunwharf Quays, PO1 3BG

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Key Features & Description

- No Deposit Option
- Allocated Parking
- Furnished
- Secure Entry
- Lift Access
- Ensuite
- Allocated Parking
- EPC Rating D | Council Tax Band E
- Service Charge £2918 PA | Ground rent £464 PA | 199 years

Tucked away in a quiet corner in Gunwharf Quays is this deceivingly spacious two bedroom apartment on the fourth floor in Anson Court. This neutrally decorated apartment is ideally suited to investors, a perfect buy to let 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, also with fitted wardrobe and mirror, makes an ideal guest bedroom or study. 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 and is on the quiet, South-facing side of Anson Court, with view towards the Cathedral.

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.



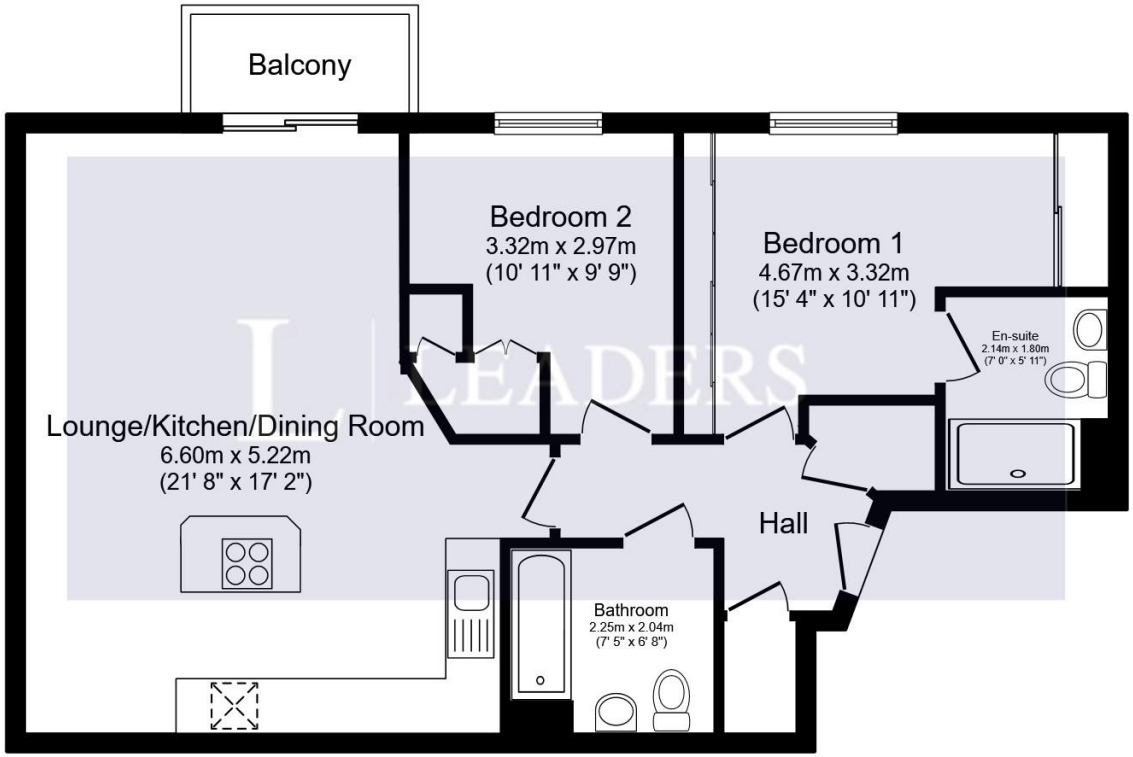









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Total floor area 70.2 m² (756 sq.ft.) approx

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