

The Crescent Building,
Guide Price £285,000 Leasehold

View from balcony





Ideal Investment Property

Our Lettings Office Have Indicated a Rental Value of £1250.00 pcm. Dependent on Market Conditions. This Would Give an Approximate Gross Yield of 5.26%.

Newly Refurbished
Bright Accommodation
Large Balcony
2 Double Bedrooms
Ensuite Shower Room
Guest Bathroom
Zoned Underfloor Electric Heating Throughout
Own Allocated Parking + Bike Cage
No Chain

COMMUNAL ENTRANCE HALL

A rather impressive and large reception hall accessed via secure fob entry system. Lifts and stairs to all floors.

HALLWAY TO APARTMENT

Built in cloaks cupboard. double width and housing a washer dryer and the hot water cylinder with further space for storage.

OPEN-PLAN SITTING ROOM & KITCHEN

22'11 x 14'8

Being of a good size with a kitchen area, room for a dining table and ample space for sofas in the living area with access onto the large balcony which measures in excess of 5 meters and has open views over the centre of The Quays and also The Canalside.

KITCHEN

A good range of both wall and base units with integrated fridge, freezer & dishwasher. Electric hob with oven and extractor above. Wood style flooring in kitchen area. Room for a dining table. Washer dryer located in laundry cupboard in the entrance hall.

SITTING AREA

A good size space with doors onto the balcony with views over The Quays.

MASTER BEDROOM SUITE

14'11 x 12'7

Westerly facing window. Full height mirror fronted wardrobes. Door to;

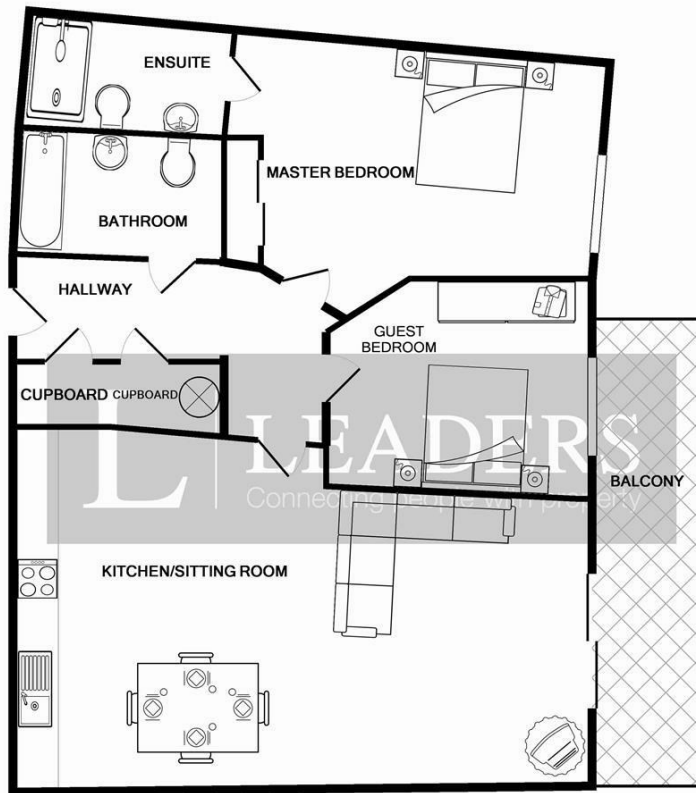
ENSUITE SHOWER ROOM

Double width shower cubicle, wash hand basin with mirror fronted cabinet above. WC and ladder style radiator.

GUEST BEDROOM

10'9 x 9'2

Westerly aspect window.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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GUEST BATHROOM

Bath with shower attachment, wash hand basin with mirror fronted cabinet above. WC and ladder style radiator.

PARKING & OUTGOINGS

Own allocated space in covered car park plus bike cage
Lease circa 190 yrs
Service charge/maintenance 2400.00 yearly
Ground rent 200.00 yearly

LOCATION

The specially designed marina development of Gunwharf Quays offers a unique waterside experience with an excellent mix of retail, dining and leisure establishments. Gunwharf Quays offers a wide range of designer shops and leisure facilities including, restaurants, bars, cinema complex, bowling alley and a 24 hour gym. The marina is ideally situated for the delightful area of Old Portsmouth, Southsea with it's many leisure, sports and shopping facilities and the picturesque Hampshire countryside.

TRANSPORT LINKS & NEARBY FACILITIES

Gunwharf Quays has excellent public transport links from Portsmouth Harbour train station, The Hard Bus Interchange, the Gosport Ferry and Wightlink foot-passenger terminal are adjacent to the marina. A short drive takes you to the Isle of Wight ferry terminal, and Gunwharf Quays is only 10 minute drive away from the cross-channel ferry terminal. Old Portsmouth, which is only five minutes distant retains a village feel with Grade II listed Georgian properties, the fish markets and traditional pubs, the elegant cathedral, the garrison church, cobbled streets, not to mention the beautiful views from the waterside.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Gunwharf Quays



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