



39 Blake House
Gunwharf Quays | Portsmouth | Hampshire | PO1 3TH

FINE & COUNTRY

39 BLAKE HOUSE



KEY FEATURES

A Two Bedroom Penthouse with Outstanding Views. Two Balconies Overlooking the Harbour & Private Lawns. Secure Car Parking Facilities & Lift Service. 1233 sq ft of Living Space / No Forward Chain.

This penthouse apartment is something special, being located within the prestigious Gunwharf Quay development having a spacious layout with a light and airy feel, this apartment is one up from the rest with a large open plan living room incorporating kitchen with outstanding views over Portsmouth Harbour entrance, the Spinnaker Tower and towards Portsdown Hill in the distance. Offered with double glazing, underfloor heating, a bespoke fitted kitchen, two double bedrooms, both with en-suite facilities plus a separate guest cloakroom. Having two balconies, a lift service and secure car parking as well as being only a few minute's walk to the social and retail areas of Gunwharf Quays and close to the Portsmouth Harbour mainline railway station to London, Waterloo, the continental ferry port and commutable road links, early internal viewing is strongly recommended to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY:

Proceed through the security gates into Gunwharf Quays, bearing left through the further security gate, continue along the road to Arethusa and Blake House where the secure underground car parking can be found, accessible from the lower level of Arethusa House with lift service to all floors.

ENTRANCE:

Via communal managed garden to range of wide steps leading to lawned area and patio areas, communal main front door with security entry phone system leading to:

COMMUNAL HALLWAY:

Staircase and lift rising to all floors.

TOP FLOOR:

Landing with door to No.39

No.39

Main front door with security spyhole leading to:

LARGE HALLWAY:

Coir matted area and carpet, entry video phone system, ceiling coving and spotlights, wired-in alarm, controls for central heating, range of storage cupboards.

BOILER CUPBOARD:

Hot water cylinder and pump system, range of shelving, automated lighting, extractor fan.

WALK-IN CUPBOARD:

7'3" x 3'8" Range of shelving, wall mounted electric consumer box, controls for underfloor heating.

CLOAKROOM:

Concealed cistern w.c., with dual flush and shelf over, wash hand basin with mixer tap and cupboards under, ceramic tiled to half wall level, chrome heated towel rail, tiled flooring, large mirror to one wall, ceiling spotlights, extractor fan.









BEDROOM 2:

16'9" x 12'10" decreasing to 10'7" at narrowest point. Built-in wardrobe with hanging rail, further full height sliding mirror doored wardrobe with range of shelving and hanging rails door to en-suite shower room, ceiling coving, chrome fronted power points, controls for under floor heating, double glazed door with full height windows leading to terrace with views to one angle overlooking communal lawns, towards the Spire of St. Jude's Church and Southsea in the distance, and towards the Isle of Wight in the other direction.

EN-SUITE SHOWER ROOM:

Ceramic tiled shower cubicle with glazed panelled door, Aqualisa shower, vanity unit with wash hand basin, mixer tap and cupboards under, mirror and lighting over, shaver point, ceramic tiled to half wall level with tiled flooring, chrome heated towel rail, concealed cistern w.c., with shelf over, extractor fan, ceiling spotlights.

BEDROOM 1:

16'11" x 11'4" measurements do not include recessed area with door opening, dimmer switch, ceiling spotlights and coving, controls for underfloor heating, built-in wardrobe with hanging rail, further mirror fronted double doored built-in wardrobe with hanging space and shelving, double glazed door with full height windows to one side leading to terrace with views over Gunwharf Quays retail outlets, Spinnaker Tower, marina and far reaching views towards Portsdown Hill in the distance, chrome fronted power points, door to:

EN-SUITE BATHROOM:

White suite comprising: panelled bath with sliding shower screen and panel over, mixer tap with separate shower over, ceramic tiled to half wall level with large mirror to one wall, shaver point, vanity unit with wash hand basin, mixer tap and cupboards under, tiled splashback, mirror and lighting over, concealed cistern w.c., with twin flush, chrome heated towel rail.

SITTING ROOM inc. KITCHEN:

27'5" x 18'7" decreasing to 16'1" at narrowest point.

Living area:

Glazed panelled door leading to hallway, ceiling coving, log effect glass fronted fire with wall mounted T.V. over, double glazed door with full height windows leading to terrace with outstanding views over the marina, Gunwharf Quays retail outlets, Spinnaker Tower, the harbour and towards Portsdown Hill in the distance, opening directly to the kitchen area with curved low level island with Corian worksurface in the shape of a boat with bow to one end, raised breakfast bar area with curved front with ceiling lights and matching design ceiling over, sunken pop-up power points with USB points, Elysia electric induction hob with central extractor fan, integrated wine cooler under with book shelving to one side, large pan drawers, further book shelving to one side, comprehensive range of floor to ceiling units with matching work surface, inset single drainer sink unit with mixer tap and glass splashback, chrome fronted power points, range of drawers with soft close mechanism, Miele coffee maker with cupboards under and over, integrated Siemens dishwasher and washing machine with matching doors, eye-level double oven with cupboards over and under, fridge and freezer, dimmer switches.





















OUTSIDE:

From bedroom 2 is a patio area laid to paving with fenders and outstanding views over the harbour entrance, towards the Isle of Wight and towards the spire of St. Jude's Church in Southsea, external lighting. From bedroom 1 is a matching terrace which runs the length of the apartment with outstanding views over the retail outlets, Spinnaker Tower, the harbour entrance and towards Portsdown Hill in the distance. This terrace is also accessed from the kitchen and living room.

SECURE CAR PARKING:

Secure car parking, accessible under Arethusa House, leading to two allocated spaces.

GROUND RENT:

£150.00 per annum

MAINTENANCE:

£3,160.00 per annum (inc. Buildings Insurance)

TENURE:

Leasehold, 199 years from 1st April 1999 (176 years remaining)

Council Tax E £2,300.65 Portsmouth City Council (April 2022 to March 2023)

VIEWING:

Strictly by appointment with Fine & Country – Telephone 023 93 277 277



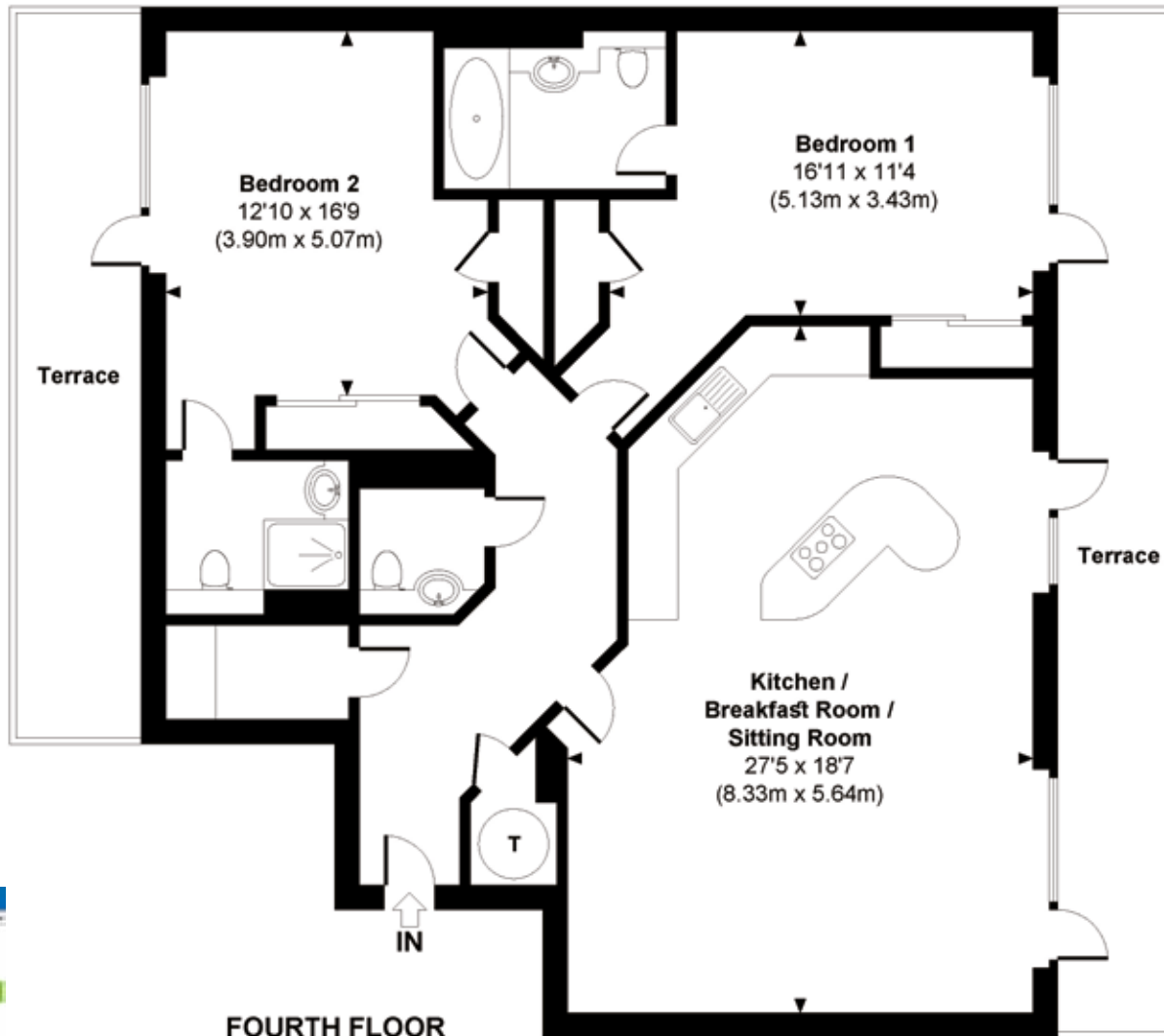




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Blake House

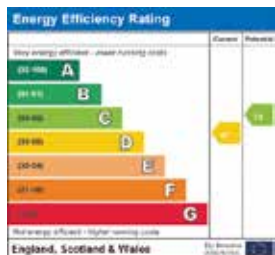
Approximate Gross Internal Area
Total = 1233 Sq Ft / 114.57 Sq M



FOURTH FLOOR

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