



Brecon House

Gunwharf Quays, Portsmouth, PO1 3BP

Asking Price Of

£745,000

Marina Life Homes are excited to offer for sale this stunning, completely refurbished, three bedroom penthouse apartment with dual balconies offering far reaching views of the Harbour and beyond. It has 2 secure allocated parking spaces and is situated in a gated development at Gunwharf Quays.



Property Features

- Penthouse Apartment
- Three Double Bedrooms
- Fully Refurbished Throughout
- Air Conditioning
- Beautifully Fitted Shower Rooms
- Dual Balconies
- Stunning Panoramic Views
- Two Underground Parking Spaces
- Lift Access
- Open Plan Kitchen/Living Space

Full Description

OVERVIEW

Marina Life Homes are excited to offer this three-bedroom PENTHOUSE APARTMENT situated within the highly requested marina complex of Gunwharf Quays featuring a dual aspect terrace commanding extensive panoramic views towards The Solent and Isle of Wight. Living in this attractive leisure and shopping complex offers a very different lifestyle and within a modern community with virtually everything you need on your doorstep from designer shops, a variety of restaurants and a multi screen cinema and casino.

This luxury apartment has been recently refurbished throughout by the current owners and includes many thoughtful touches and additions throughout to include new kitchen and bathrooms, fully fitted LVT flooring, electric black out blinds to all windows, air conditioning units to 3 rooms, all new decor, lighting and heating system. It really does have to be viewed to fully appreciate everything it has to offer.

ENTRANCE HALL

Welcoming entrance hall with LVT flooring and neutral decor offering doors to kitchen/living room, main shower room and the three bedrooms. Two storage cupboards, one housing hot water tank.

LOUNGE/KITCHEN/DINER

24' 11" x 20' 0" (7.6m x 6.10m) Beautifully presented room filled with natural light from the full height double glazed doors which lead onto the balcony. This lovely, spacious room has a living/dining area and the kitchen is fully fitted with a range of white gloss units, with granite worktops and built in appliances. There is a built in downdraft extractor that fits neatly into the worktop and an induction hob.

BEDROOM ONE

15' 1" x 14' 5" (4.6m x 4.4m) Very spacious double bedroom with full height double glazed patio doors leading onto balcony. Large built in mirrored wardrobes to one wall, air conditioning unit, LVT flooring and neutral decor.



ENSUITE SHOWER ROOM

8' 2" x 2' 7" (2.51m x 0.80m) Matching bespoke shower room, fully tiled to floor and walls with built in white gloss vanity units and illuminated wall mirror. Electric toothbrush charger and shaver socket.

BEDROOM TWO

12' 5" x 9' 6" (3.80m x 2.90m) Good size double bedroom with full height double glazed patio doors leading onto balcony. Built in mirrored wardrobes. Air conditioning unit, LVT flooring and neutral decor to walls.

BEDROOM THREE

Double bedroom with built in mirrored wardrobes and patio doors leading onto balcony. LVT flooring and neutral decor. The owners are currently using this room as a study.

MAIN SHOWER ROOM

7' 2" x 6' 0" (2.20m x 1.83m) Stunning bespoke shower room with fully tiled walls and flooring, built in white gloss vanity unit with illuminated mirror over. Large walk in shower cubicle and WC with concealed cistern.

BALCONIES

Dual aspect balconies to both sides of the apartment offering amazing views to the Harbour and Isle of Wight beyond and a close up view to the Spinnaker Tower.

PARKING

This apartment comes with 2 secure underground car parking spaces. There is also a bike store and access to the bin store in this area.



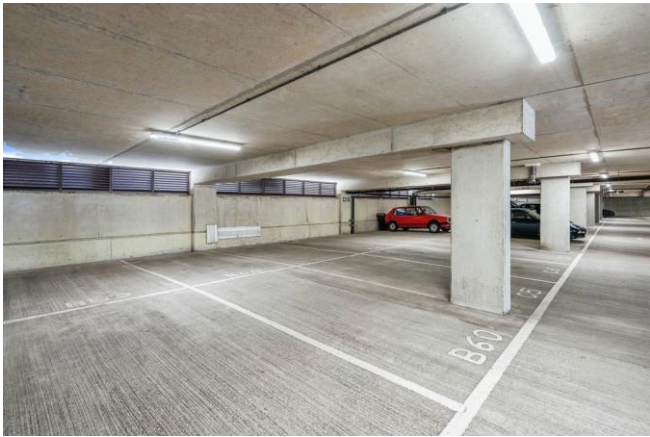
USEFUL INFORMATION

- Tenure - Leasehold
- Length of lease (years remaining) – 174 Years
- Annual ground rent amount (£) 250
- Ground rent review period (year/month) - January
- Annual service charge amount (£) 4200 to include water
- Service charge review period (year/month) January
- Council tax band - F Portsmouth City Council
- 100% of the property being sold

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Total floor area 107.7 sq.m. (1,159 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements