



## Campbell Road, Portsmouth, PO5 1RP

### £315,000

GD3 Property are excited to present and offer for sale a unique, dream home opportunity.

This brand new, luxurious, penthouse apartment will sit with two spacious bedrooms on the third floor of Campbell Mansions in the sought after and desirable community of Campbell Road in Southsea. The apartment will provide the perfect blend of a vibrant community and the peace and tranquility of an inviting home.

Ideally situated and offering easy access to local amenities, parks, and the stunning seafront, this property really is a dream.

While the property is undergoing construction and a high-quality finish, you have the option to create a comfortable and inviting home by choosing your desired interior finish, making this a one-time opportunity to create the perfect living space. This is in addition to the high specification of high energy efficiency, triple glazing, solar panels, battery storage and heat pump.

This property will boast an outside balcony terrace, two double bedrooms, one with en suite, a lounge and dining area, kitchen and bathroom. All rooms have been thoughtfully placed for practicality, enjoyable living and a real warm welcome home after a day away. All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and / or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their Solicitors as to the freehold / Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must, themselves verify their accuracy. Where a room layout is included, this is for general guidance only, it is not to scale, and its accuracy cannot be confirmed.

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Lounge 15'7" x 17'0" (4.75 x 5.20)

Bedroom 2 11'5" x 10'9" (3.50 x 3.30)

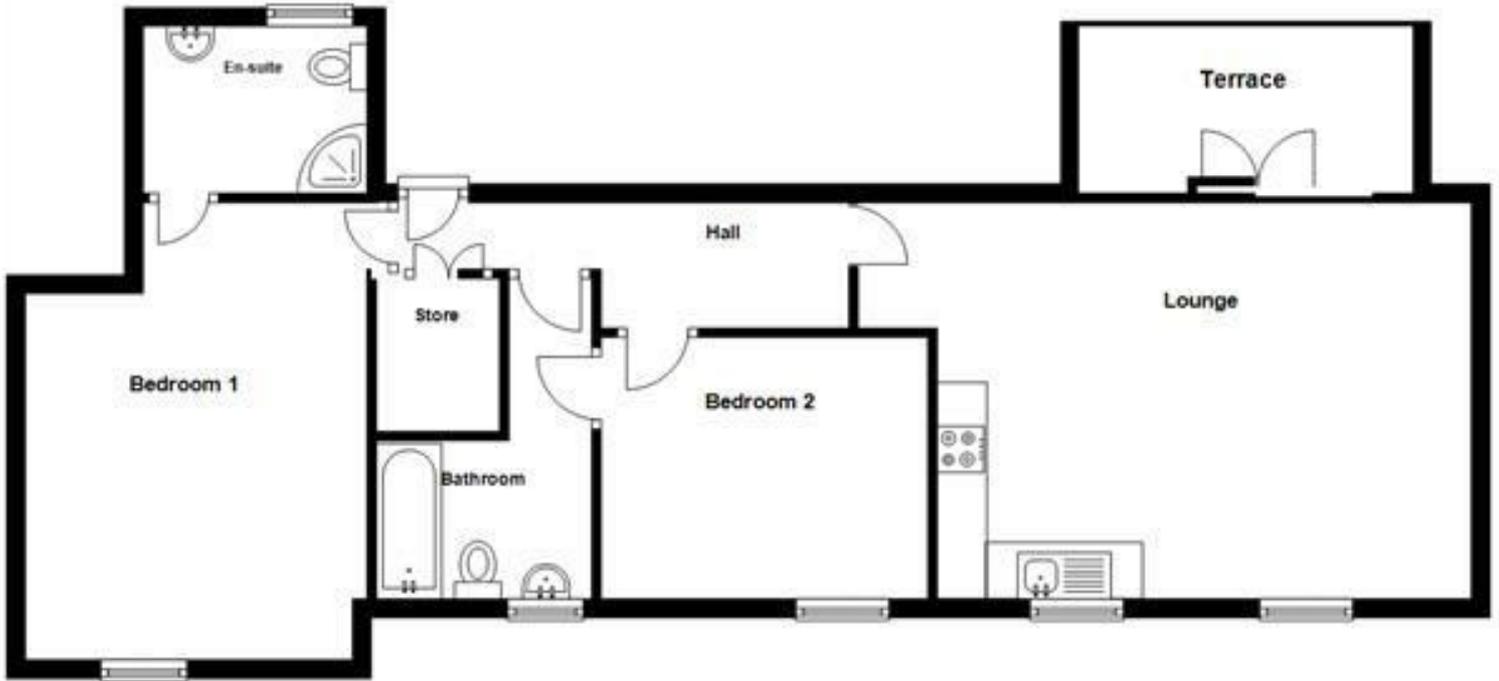
Bathroom 10'9" x 7'10" (3.30 x 2.40)

Bedroom 1 11'5" x 13'1" (3.50 x 4.00)

En suite 6'10" x 5'10" (2.10 x 1.80)

## Ground Floor

Approx. 73.0 sq. metres (785.7 sq. feet)



Total area: approx. 73.0 sq. metres (785.7 sq. feet)

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
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