

TO LET



Festing Road, Southsea
£850 pcm


MARTIN&CO

Festing Road, Southsea

Two Bedroom First Floor Apartment

£850 pcm

Date available: 30th September 2020

Deposit: £980

Part Furnished

Council Tax band: A

- Two Double Bedrooms
- First Floor Apartment
- Very Well Presented Throughout
- Sought After Location
- Furniture Optional - Please Call To Discuss
- Gas Central Heating
- Large Lounge/Diner

Martin & Co are pleased to present this modern and well appointed first floor apartment boasting two double bedrooms, refitted shower room and situated in the ever-requested Festing Road, just a short walk from the seafront and very close to Albert Road



Briefly comprising; communal entrance with very well maintained common areas and stairs to first floor, entrance hall with plenty of space to hang coats and store shoes, large open plan lounge/dining room with bay window, kitchen area complete with white goods, modern refitted shower room and two double bedrooms. Gas central heating and UPVC double glazing.

The property comes part-furnished, please contact Martin & Co for a further information.

An early internal inspection comes highly recommended to avoid disappointment.

Available at the end of September 2020.



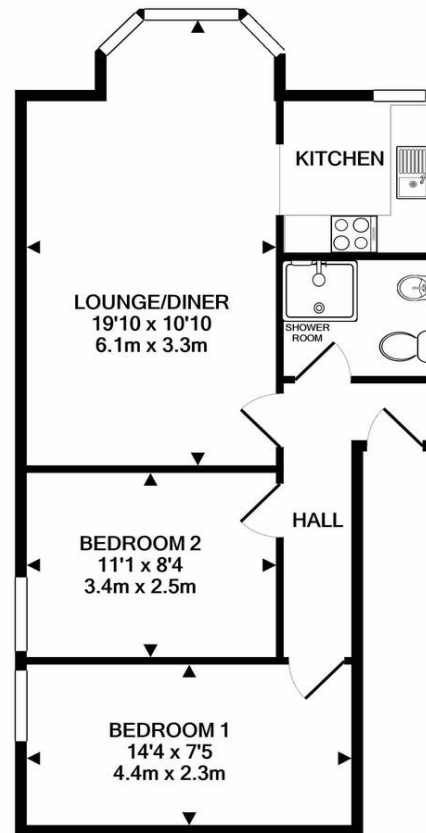
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	59	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100) A		
(81-91) B		81
(69-80) C		
(55-68) D		55
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 527 SQ.FT. (48.9 SQ.M.)

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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Martin & Co Portsmouth

4 Grove Road South • Southsea • PO5 3QT
 T: 02392 987001 • E: portsmouth@martinco.com

02392 987001

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by London & Country Mortgages the UK's largest Independent Fee-Free mortgage broker of Beazer House, Lower Bristol Road, Bath, BA2 3BA. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 143002. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status. Minimum age 18. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision

