



Room 5, 64 London Road, Portsmouth, Hampshire, PO6 3ET

£695 PCM

- NHS STAFF ONLY
- BILLS INCLUDED
- DESIGNER EN-SUITES
- DESIGNER KITCHEN
- KITCHEN AND SEPARATE LAUNDRY AREA

64 London Road, Hampshire PO6 3ET

NHS STAFF ONLY * BILLS INCLUDED * INTERNET INCLUDED, for this prestigious and luxurious property positioned opposite the Queen Alexandra Hospital. Each large Double Bedroom boasts an en-suite with LED automatic mood lighting with Electric Shower and designer tiles. Other benefits include a Laundry Area and Designer Kitchen.



Council Tax Band: F



Vestibule :

Parquet paving, Regency Style door leading to Entrance Hall

Entrance Hall :

Smooth finished walls and ceiling, power point

Communal Lounge :

Double Glazed Georgian Style box bay window, radiator, four power points, Edwardian Style Feature Closed fireplace *, feature wood panelling and ceiling beams, part luxury pile carpet and part quarry tiled flooring, built in shelving, communal seating

Kitchen :

Housing a designer unit system comprising of soft stop wall and base mounted cupboards and drawers with polished chrome handles with granite effect roll edge worktops over complimented by under unit surface lighting, two electric fan assisted built in ovens with two gas hobs recessed into worktops with filter hoods and courtesy hoods over, two stainless steel sinks and drainers with swan neck hot and cold feed, tiled splashbacks, LED kick board lighting, Double Glazed window offering views to Garden, two large fridge / freezers, power points, smooth finished walls and ceiling with LED lighting, door providing access to Utility Area / Conservatory

Utility Area / Conservatory :

Housing wall and base mounted units comprising of cupboards with roll edge worktops over , two recessed washing machines, Double Glazed windows to rear elevation and side aspect, Double Glazed French Doors leading to rear Garden

Landings :

Luxury carpet, smooth finished walls and ceiling, stairs to other floors

Rear Garden :

Laid to block paving and artificial grass

Bedroom Five :

Smooth finished walls and ceiling, four double electric sockets, radiator with TRV, pendant light and shade, luxury fitted carpet, Double Bed, wardrobe, chest of drawers, bedside cabinet, Double Glazed Window to the Rear Elevation

Bedroom Five En-Suite Shower Room :

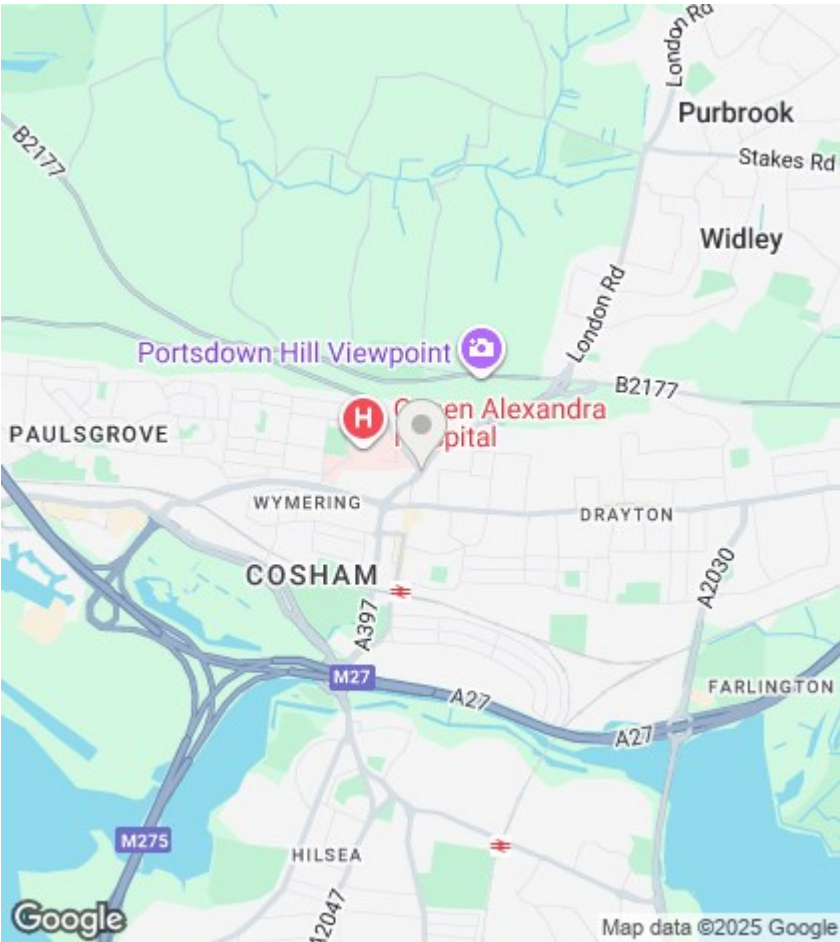
Housing a three piece suite comprising of a close coupled flush W.C., pedestal wash hand basin, walk in Double Shower behind sliding screen housing a electric power shower, designer tiled splashbacks,

wall mounted sensor operated LED mirror, LED sensor operated plinth lighting, wall mounted heated towel rail

Agents Notes :

THE FEATURE FIREPLACE IN THE LOUNGE IS CLOSED AND NOT TO BE USED BY THE TENANTS

Building Council tax band F
EPC E



Directions

Viewings

Viewings by arrangement only. Call 02392 811854 to make an appointment.

EPC Rating:

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E	48	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		