



## 2 GOTHIC BUILDINGS

SOUTHSEA, PO5 1PH

£1,100 PCM

TWO DOUBLE BEDROOM FLAT MAINTAINED TO A HIGH STANDARD, situated in an excellent location of SOUTHSEA, being close to ELM GROVE and ALBERT ROAD with its ABUNDANCE OF BARS, RESTAURANTS and UNIQUE SHOPS. The property comprises of a LARGE KITCHEN with HIGH GLOSS WALL AND BASE UNITS, ELECTRIC COOKER, HOB AND EXTRACTOR FAN, CENTRAL ISLAND, BREAKFAST BAR, WALL MOUNTED T.V. and INTEGRATED APPLIANCES. GOOD SIZE BRIGHT AND AIRY LOUNGE, MODERN BATHROOM with WHITE SUITE comprising of BATH, SEPARATE SHOWER CUBICLE, HEATED TOWEL RAIL, SINK, and W.c., The property also has the BENEFIT OF GAS CENTRAL HEATING, DOUBLE GLAZING and NEWLY LAID CARPETS. PLEASE VIEW EARLY TO AVOID DISAPPOINTMENT and to APPRECIATE THE QUALITY AND SIZE OF THIS WELL APPOINTED PROPERTY.





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>		<b>69</b>
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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