



## Skyfall 39 Brook Lane

Warsash, Southampton, SO31 9FF

£2,750 PCM



Signature Properties are delighted to offer to the rental market this beautiful penthouse apartment in an exclusive development. Boasting views over the River Hamble and with easy access links to the M27, this apartment is a real treat for the lettings market.

This luxury apartment is the whole top floor of this development with a large open plan lounge, diner, kitchen and utility area. The kitchen is fitted with integrated Neff appliances and the dining area has views of the communal garden and the River Hamble. The master bedroom also has fantastic views over the water, a spacious dressing room and a fantastic ensuite with a separate bath, shower area and his and her sink. There is a second bedroom with six built-in wardrobes and a shower ensuite. The property also has plenty of parking, a storage shed and access to a shared garden.

This property further benefits from statement high ceilings, underfloor heating and air conditioning. The property is completed to a very high specification with luxurious fittings throughout.

A property of this specification is rarely available within the rental market, a viewing on this property is not to be missed!



### Area Map



### Floor Plans



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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