



## Canterbury Court, Southsea, PO4 9AZ £950 Per Calendar Month

GD3 are delighted to offer this stunning, split level, one-bedroom apartment in the heart of Southsea.

The property consists of an entrance hallway with under stairs storage cupboard, an open plan lounge/kitchen with modern, white floor and wall units, an electric oven and hob, space for a freestanding fridge freezer and a utility cupboard with space for a washing machine. Upstairs there is a spacious double bedroom with space for a full height wardrobe and a shower room.

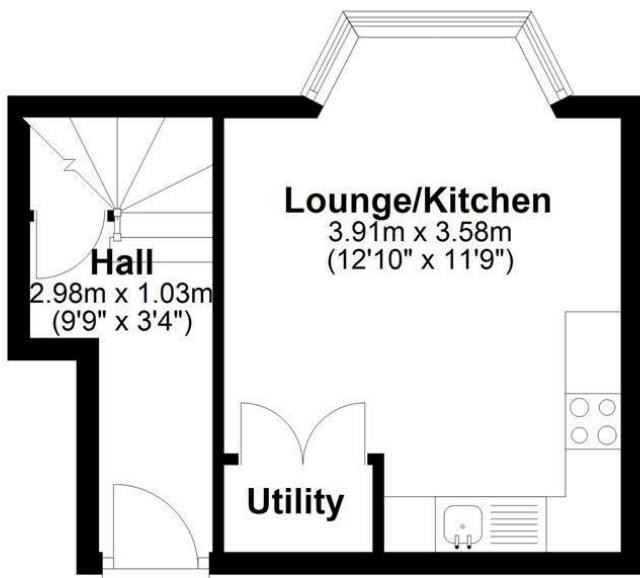
The property also benefits from being fully double glazed, gas central heating and on street permit parking. Please call GD3 to arrange your viewing and avoid disappointment.

Rent: £950.00 Per calendar Month  
Security Deposit £1,096.00  
Holding Deposit: £215.00  
Contract Length: 12 Months  
Council Tax Band: A  
EPC Rating: B

Canterbury Court, Southsea, PO4 9AZ

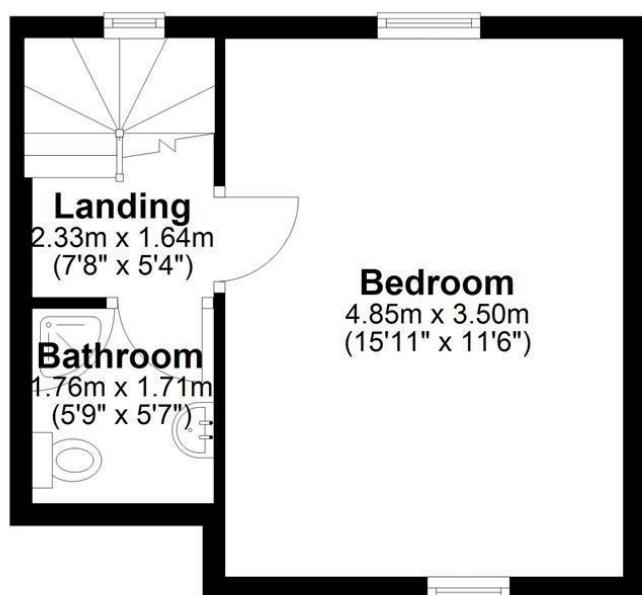
## First Floor

Approx. 20.9 sq. metres (225.5 sq. feet)



## Second Floor

Approx. 24.4 sq. metres (262.5 sq. feet)



Total area: approx. 45.3 sq. metres (488.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
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)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	