



Victory House

Port Solent, Portsmouth, PO6 4UG

2 Bedroom Apartment - Unfurnished

RENT

£1,400 pcm

Property Features

- Top Floor Apartment
- Unfurnished
- Modern Styling
- Marina Views
- 2 Double Bedrooms 1 en-suite
- Family Bathroom
- 2 Parking Spaces
- Security Safe Entrance
- Close to The Boardwalk, Bars & Restaurants

Full Description

OUTSIDE

This fantastic marina apartment is located in Port Solent, the South Coast's Premier Marina complex, and is situated on the highly popular and sought after Lock Approach.

You approach Victory House from Lock Approach where you will enjoy magnificent views across the Port Solent Marina and the Chalk Cliffs of Portsdown.

The Lock Approach Development has security at the heart of its design with entrance either via the shuttered undercroft parking or the communal entrance way.

Once inside you have the choice of the lift or stairs to take you to the third floor, where you will find the generously proportioned communal area.

The marina is accessed via a 24/7 manned lock, which provides safety and security for both yachtsman and vessel, moorings are always available for rent should the world of boating be your interest.

Port Solent is only a 20 minute, slow cruise, to the Solent, add to that, easy access to all main motorway and rail links make Port Solent the perfect home to relax in after a tough day in the city.

HALLWAY

From the third floor communal landing you will find the front door to the apartment, the generous sized hallway leads you to the centre of the apartment, from where the doors to the Living/Dining Room Bedrooms, Family Bathroom and Utility Cupboard can be found.

The hallway has luxury interlocking vinyl flooring, light modern decor and ceiling lighting, sockets and switches, smoke detector, and radiator.



LIVING ROOM (INCLUSIVE OF DINING AREA)

22' 4" x 13' 5" (6.82m x 4.09m) From the hallway you go through the solid wood door into the living room which is the centre piece of this modern apartment and boasts such features as floor to ceiling windows, both with light blinds, luxury interlocking vinyl flooring, patio doors leading to the balcony, decorated in light modern decor with ceiling lighting, radiator with thermostats, and coving.



BALCONY

11' 10" x 8' 1" (3.61m x 2.48m) This covered marina facing balcony overlooks magnificent views across Port Solent Marina and the chalk hills of Portsdown. Decking underfoot with stainless steel and hardwood railings and outdoor lighting you will find ample space for outside entertaining.

KITCHEN

9' 3" x 8' 5" (2.84m x 2.57m) The kitchen has an impressive inventory of fitted units and appliances with modern light wood units on both wall and floor with a number of feature units and shelving. The appliances are provided by Neff and consist of a Stainless Steel oven and grill, microwave, washer/dryer, dishwasher, gas hob and extractor. The sink is a stainless steel sink with 1 1/2 bowl.



This kitchen offers luxury interlocking vinyl flooring, light coloured wall tiles, downlighters and an extractor fan.

DINING AREA

The dining area is between the kitchen and is a step up from the living room, giving defined areas to the modern apartment.



MASTER BEDROOM

13' 1" x 9' 10" (4.00m x 3.01m) The master bedroom comes complete with a selection of fitted bedroom furniture. There is a 3/4 length marina facing window and chrome plated curtain poles. Finished with new carpet, light decor, ceiling lighting, under window radiator and curtains.

MASTER BEDROOM ENSUITE

6' 2" x 4' 0" (1.89m x 1.23m) Fully tiled to floor and walls this en-suite is the perfect accompaniment to any master bedroom and has a corner shower enclosure, low level WC and a sink all in modern white finish. This ensuite offers a frameless mirror with stage lighting above, shaver socket, toilet roll holder, radiator, downlighters and an extractor fan.



BEDROOM 2

11' 1" x 9' 10" (3.39m x 3.00m) Light and airy this marina facing bedroom benefits from a window with views stretching across Port Solent Marina. The bedroom has new carpet underfoot with light modern decor and chrome plated curtain pole to the windows. The second bedroom is finished with a radiator, and ceiling lighting.

FAMILY BATHROOM

6' 5" x 5' 6" (1.98m x 1.68m) Family bathroom with a white suite comprising of a bath with shower over, low level WC, and wall mounted sink.

Black tiled floor tiles with blue and white tiled walls, you will find a with a frameless mirror with stage lighting over above the basin, shaver socket, toilet roll holder along with downlighters and a radiator.

UTILITY CUPBOARD 1

Housing the apartments hot water system, this utility cupboard is a useful addition to an apartment and can be found within the Hallway.

Utility/Coat Cupboard 2

3' 6" x 1' 6" (1.07m x 0.46m) Cupboard within the bathroom with shelves for useful storage.

PARKING

This apartment comes with secure parking for two cars. With CCTV, roller shutter entrance with access only by residents, this emphasis on safety and security is something not to be underestimated.

OTHER INFORMATION

Council Tax Band "F"

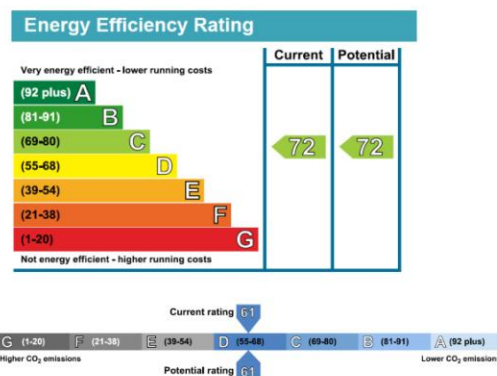
Deposit - £1615.00

Holding Deposit - £323 (which will form part of the deposit)

No Smokers, No Pets, No Students

VIEWING BY APPOINTMENT THROUGH MARINA LIFE HOMES LTD

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.



11 The Boardwalk, Port
Solent, Portsmouth,
Hampshire, PO6 4TP

www.marinalifehomes.co.uk
info@marinalifehomes.co.uk
02392 373 446