

£1,700 PCM

Admiralty Road, Portsmouth PO1
3GW

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ TOP FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ 50FT ROOF TERRACE
- ❖ OPEN PLAN LIVING AREA
- ❖ OFF ROAD PARKING
- ❖ TWO BATHROOMS
- ❖ AVAILABLE OCTOBER
- ❖ LIFT ACCESS
- ❖ CONCIERGE SERVICE
- ❖ COMMUNAL GARDENS

We are delighted to welcome this beautifully positioned two double bedroom apartment is situated in the Admiralty Quarter,

Not only does the apartment offer amazing sea views but it also offers allocated parking and benefits from being finished to a very high standard

The property has two double bedrooms with the master boasting an ensuite, the lounge especially offers a versatile space where you can place good size furniture to make the property feel like home. Sit there in the evening overlooking the water and watch the ships sail in and out. You won't need a television.

The kitchen is has a range of modern appliances and is open plan to the living area, creating a great entertaining space.

Not only is the living accommodation a good size, the sleeping accommodation offers two good size double bedrooms. Due to the the elevated position you can enjoy a bright and airy flat throughout.

Wake up in the morning and revitalise yourself in the modern shower cubicle in the ensuite, or relax and unwind the properties master bathroom

You really need to come and view this property to fully appreciate what it has to offer. It also has a parking space.

To register your interest and book a viewing, call our Southsea office on 02392 864 974

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

24'4" x 18'10" (7.42m x 5.74m)

BEDROOM ONE

20'7" x 9'8" (6.27m x 2.95m)

ENSUITE

7'2" x 5' (2.18m x 1.52m)

BEDROOM TWO

16' x 19'1" (4.88m x 5.82m)

BATHROOM

6' x 8'1" (1.83m x 2.46m)

Council Tax Band E

Right to Rent

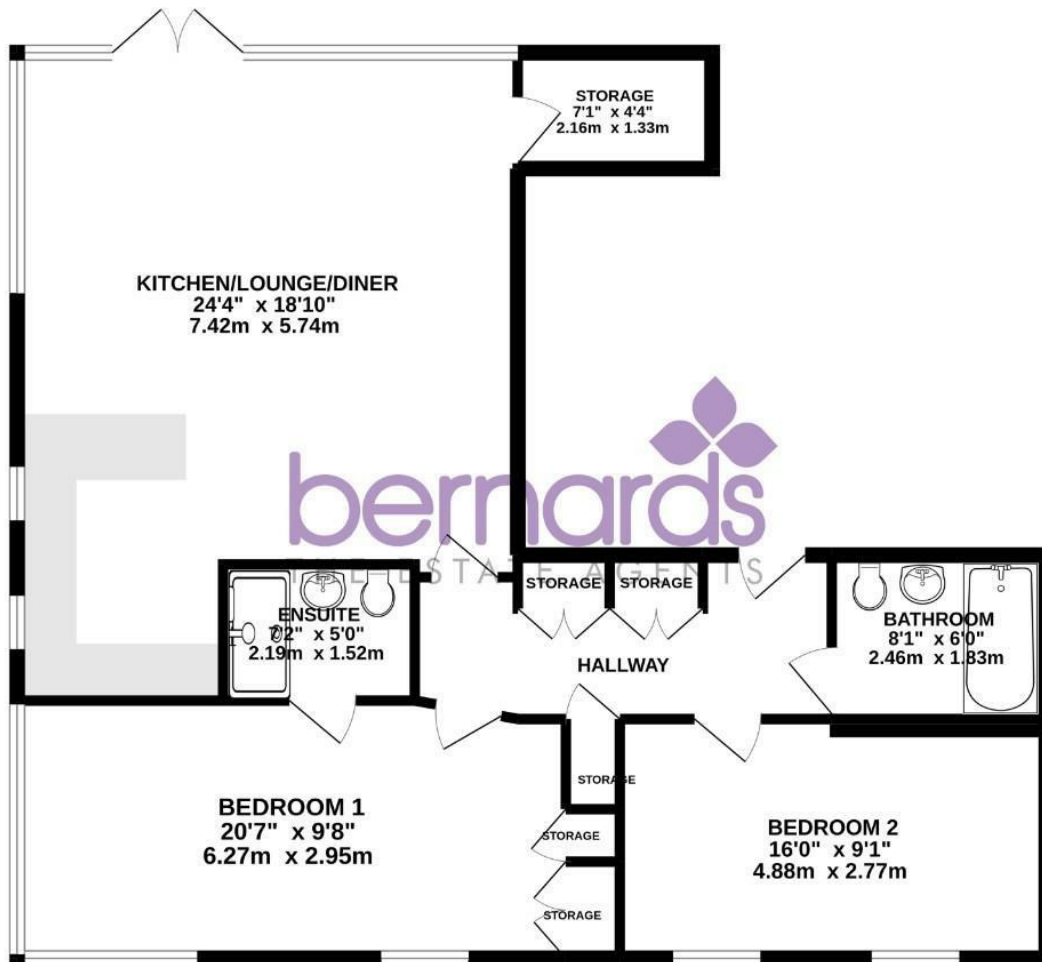
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(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	

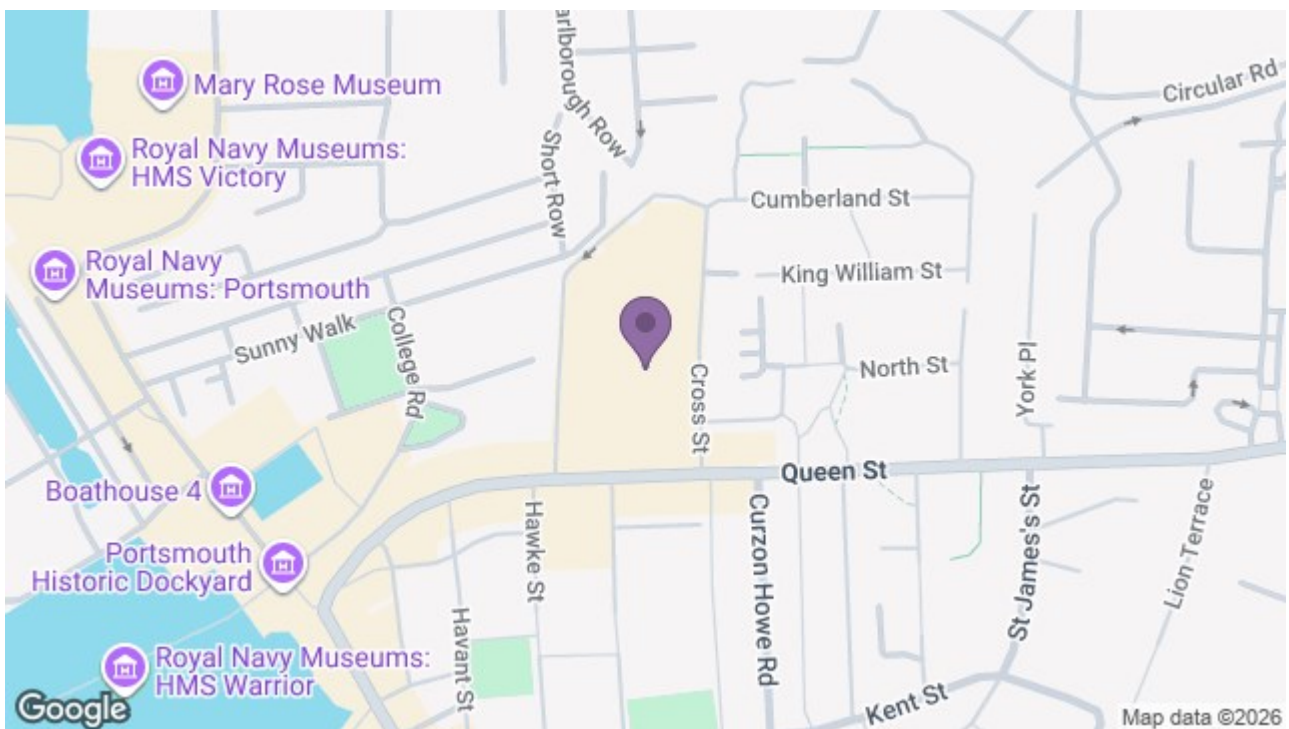


5TH FLOOR
969 sq.ft. (90.1 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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