



The Round House

Northney Marina, Hayling Island, PO11 0FR

Two Bedroom Apartment with Deck and Parking

RENT

£1,650 pcm

Property Features

- Two Double Bedrooms
- South East Facing Balcony/Deck
- Beautifully Presented to High Specification
- Two Bathrooms
- Northney Marina Location
- Two Allocated Parking Spaces
- Kitchen with Integral Appliances

OVERVIEW

This two bedroom luxurious apartment is situated in the iconic Round House building at Northney Marina, Hayling Island. The building was converted 2 years ago into 21 contemporary, individual apartments which have high quality interior specification.

Northney Marina itself is located on the well-sheltered northern shore of Hayling Island less than half a mile from Langstone Road, which connects the Island with the mainland. Being so close to the mainland means that the Marina is surrounded by the kind of places that are attractive to visitors without being overly busy itself. You also have very easy access onto the A27, M27 motorways which make onward travel very convenient.

Nearby you can enjoy local foods at the Salt Shack Café, or dine in the award-winning brasserie at the Langstone Hotel or enjoy a light lunch at Northney Farm tea rooms. On the southern coast of the Island you will find Hayling Island seafront which offers impressive views across the Solent and to the Isle of Wight.

ROOM MEASUREMENTS

Kitchen/Lounge/ Dining Room - 8.27m (to max) x 6.06m (to max) (27' 1" x 19' 10")

Utility Cupboard - Housing Built in Storage Cupboard, Electric Metre and Fuse Board

Walk In Wardrobe - 3.11m x 1.50m plus wardrobe (10' 2" x 4' 11")

Bathroom - 2.40m x 1.98m (7' 10" x 6' 5")

Main Bedroom - 4.0m x 2.92m (to max) (13' 1" x 9' 6")

Ensuite - 2.0m x 1.95m (6' 6" x 6' 4")

Bedroom Two - 3.16m x 2.86m (10' 4" x 9' 4")

Exterior Terrace/Deck - 2 areas - 7.19m x 2.82m (23' 7 x 9' 3") and 6.97m x 2.82m (22' 10" x 9' 3")

Two Allocated Parking Spaces



PROPERTY DESCRIPTION

This apartment has modern, contemporary feel throughout complimented by engineered oak flooring to the living areas and neutral decor and carpets to the bedrooms.

You enter this apartment through double patio doors from the decked area into a stunning, spacious open plan lounge/kitchen/dining room. The kitchen is fitted with white gloss wall and floor units with light worktop and inset sink. There are integrated appliances to include induction hob, recently fitted double oven, dishwasher, recently fitted washing machine and fridge/freezer.

The apartment will be offered on an unfurnished basis but there is a built in media unit and bookcase for your convenience as well as blinds and light fittings to all the rooms. From the living area there is a utility cupboard with useful shelved storage cupboard, electricity meter and fuse board. There is a further very large walk in storage/dressing area, which has been fitted with large white gloss wardrobes.

The main double bedroom has an ensuite shower room fitted shower cubicle, WC and sink inset into white gloss storage unit. There is a 2nd double room and main bathroom with bath with shower fitted over.

The windows to the front aspect of the property are double glazed, tilt and turn windows which allow to maximise the light and fresh air into the rooms.

To the exterior of the apartment there is a sunny South-East facing, composite deck that stretches around the full perimeter of the apartment. This is a great place to sit and enjoy the sunshine in a peaceful and quiet setting.



MATERIAL INFORMATION

- *Rental Price – £1650.00 pcm
- *Holding Deposit – One Weeks Rent (£)380.76
- *Security Deposit – Five Weeks Rent (£)1903.84 (Including the Holding Deposit)
- *Council Tax Band - C - Havant Borough Council
- *Property Construction – Brick
- *Electricity Supply – Mains Electric
- *Water and Sewerage – Mains Water Supply
- *Heating – Gas Central Heating
- *Broadband – Broadband - Fibre Available
- *Mobile Signal – WIFI recommended
- *Parking – Two Allocated Parking Spaces
- *Restrictions – No dogs and no AirBnBs
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility – Accommodation over one floor



VIEWING BY APPOINTMENT ONLY BY MARINA LIFE HOMES

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.

Age	Energy Rating	Council	Band
92+	A		
81-91	B		
69-80	C	74 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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