



**32 Cumberland Court**  
**Southsea, Hampshire PO4 0NH**

**£1,350 PCM**

**co<sup>o</sup>groves**

Sales, Rentals and Block Management

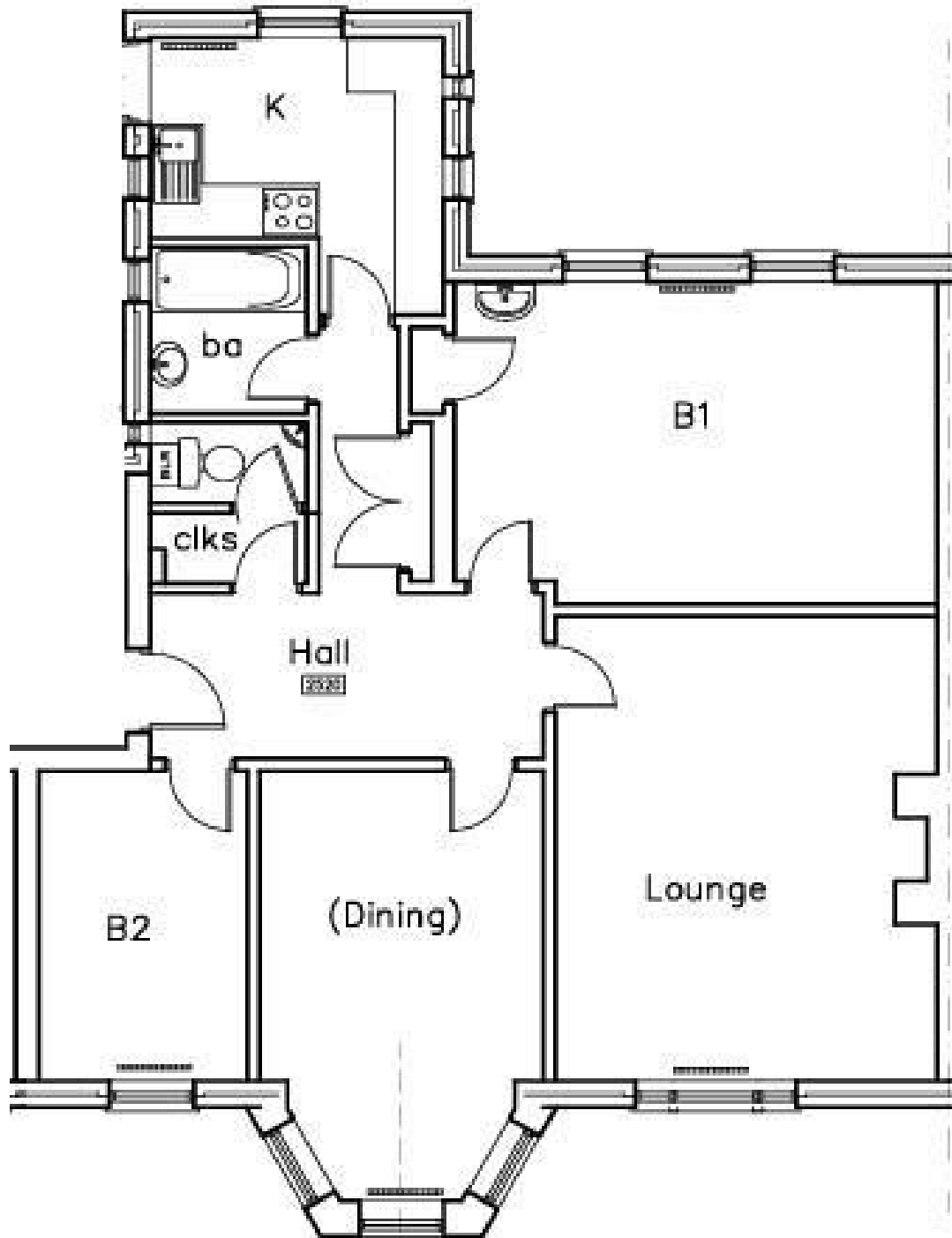
# 32 Cumberland Court, Southsea, Hampshire PO4 0NH

THREE BEDROOM APARTMENT | AVAILABLE NOW

Cosgroves are pleased to present this recently renovated apartment, ideally located just a stone's throw from Canoe Lake.

The property comprises two large double bedrooms and a further well-sized third bedroom, which could also be used as a home office or dining room. There is a spacious lounge overlooking Festing Road, a modern shower room with a separate WC, and a brand new fitted kitchen with rear access to the building, where





| 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 |           |

**cosgroves**

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