



## South Parade, Southsea, PO5 2AZ

### £1,295 Per Calendar Month

GD3 Property are pleased to welcome to the market, this lovely, spacious, two-bedroom apartment on the 1st floor of Solent Apartments just opposite the commons. This apartment is in a great location if you enjoy making the most of seafront living.

The property consists of a large lounge and dining area to the front of the property overlooking the commons, the room is filled with natural light on a bright day. Just off of the lounge there is a kitchen with plenty of worktop space and integrated oven/hob, dishwasher, fridge/freezer and washing machine.

There is a modern bathroom with a white three-piece suite with shower over the bath. The master bedroom is at the end of the hallway down a small stairwell, the bedroom is a good size with a large built-in wardrobe and airing cupboard. There is a further small, double bedroom overlooking the rear of the property. The property also benefits from an allocated parking space, lift access, double glazing and gas central heating.

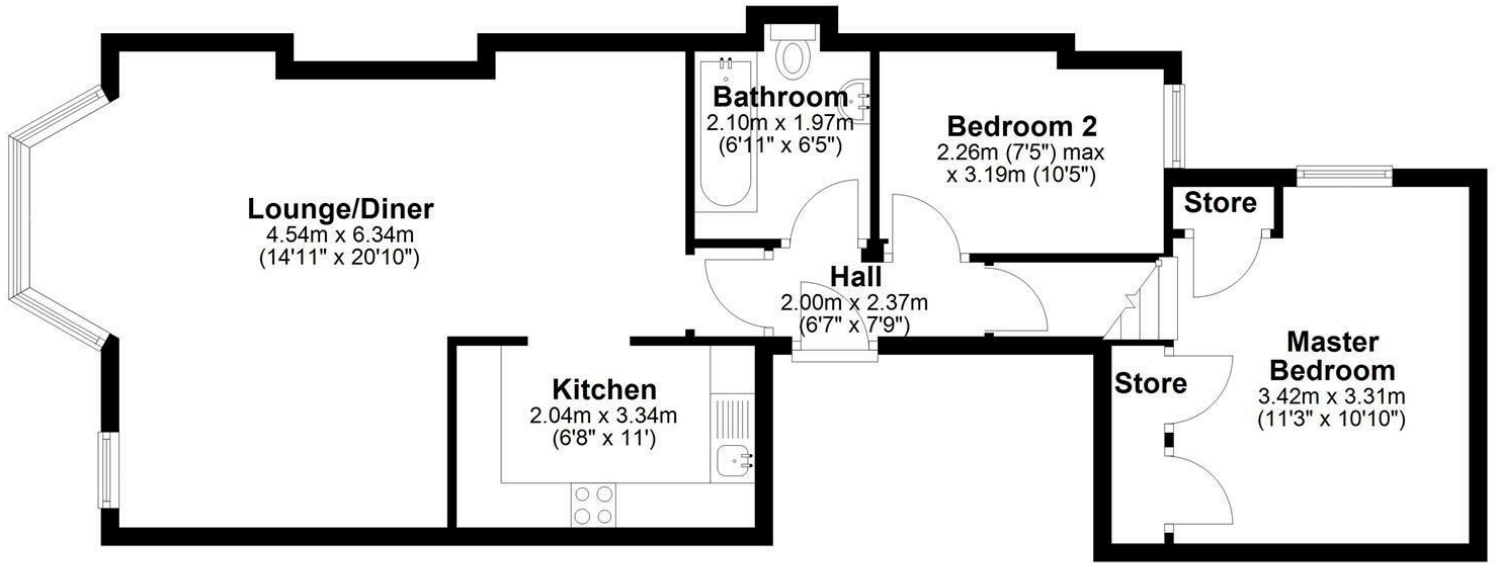
Please call the office to arrange your viewing of the beautiful apartment in an ideal location.

Rent: £1,295.00 Per calendar Month



## Ground Floor

Approx. 69.0 sq. metres (742.5 sq. feet)



Total area: approx. 69.0 sq. metres (742.5 sq. feet)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 75                      | 81        |
| 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) <b>A</b>                                              |                         |           |
| (81-91) <b>B</b>                                                |                         |           |
| (69-80) <b>C</b>                                                |                         |           |
| (55-68) <b>D</b>                                                |                         |           |
| (39-54) <b>E</b>                                                |                         |           |
| (21-38) <b>F</b>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |