



Genoa House

Port Solent, Portsmouth, PO6 4UQ

Two Bedroom Apartment with Two Parking Spaces

RENT

£1,600 pcm

Property Features

- Modern Apartment in popular Lock Approach
- Unobstructed Marina Views
- Two entries to the balcony one off the Living Room one off the Master Bedroom
- 2 Double Bedrooms 1 en-suite
- Family Bathroom
- 2 Parking Spaces Undercroft and Secure
- Security Safe Entrance
- Fully Furnished

Full Description

HALLWAY

The hallway is a long "T" shaped entrance that leads you to the centre of the apartment, from where the doors to the Living/Dining Room & Kitchen, Bedrooms, Family Bathroom and Utility Cupboard can be found.

The hallway has real wood flooring, light modern decor and chrome downlighters, chrome sockets and switches, smoke detector and heating controller and loft access - the perfect approach to this fabulous apartment.

LIVING ROOM/ DINING ROOM

25' 4" x 15' 0" (7.73m x 4.59m) The living/dining room is the centre piece of this modern apartment and boasts such features as solid wood flooring, patio doors leading to the balcony, a window to the side aspect, and is decorated to a good standard in light modern décor. The apartment has 2 seater sofa, chair, a dining table and 4 chairs, 2 bar stools for the breakfast bar, TV unit, sideboard, desk unit and storage shelves as well as a coffee table.

BALCONY

6' 10" x 6' 10" (2.1m x 2.1m) This covered balcony overlooks Port Solent marina down the entire length of the main fairway to the shops and apartments at Oyster Quay. Stunning views and nautical activity are daily occurrences within the marina and something the new tenant can sit back, relax and enjoy.

With access from both the Living/Dining Room and also the Main Bedroom, this balcony is a fabulous centre point of the apartment.



KITCHEN

8' 10" x 9' 8" (2.71m x 2.95m) 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 consist of a Stainless Steel oven and grill, washer/dryer, dishwasher, gas hob and extractor and a built in microwave.

The sink is a stainless steel sink with 1 1/2 bowl and waste disposal.

Finished to a good standard this kitchen has light floor tiles, light coloured wall tiles, plinth heater, chrome downlighters and an extractor fan.



MAIN BEDROOM

13' 5" x 10' 6" (4.09m x 3.21m) The main bedroom enjoys the same quality feel as the living room and has patio doors to the balcony.

Painted in light modern decor with neutral carpet underfoot this room has double bed, fitted wardrobes, 2 bedside tables and chest of drawers.



MAIN BEDROOM ENSUITE

6' 5" x 3' 8" (1.98m x 1.12m) Fully tiled to floor and walls this en-suite is the perfect accompaniment to any master bedroom and has a single, double door shower enclosure, low level WC and a sink all in modern white finish.

This room has a frameless mirror with stage lighting above, shaver socket, toilet roll and towel holders, radiator, downlighters and an extractor fan.



BEDROOM 2

11' 4" x 11' 2" (3.47m x 3.41m) Light and airy this bedroom benefits from a 3m wide, full height picture window with views stretching across the whole of Port Solent marina.

This room comes with its own wardrobes, bed with bedside table.

The bedroom has light carpet with light modern décor. Finished with a radiator and ceiling downlighters.





FAMILY BATHROOM

1.84' x 2.93' (0.3m x 0.61m) Family bathroom with a white suite comprising of a bath with shower over, low level WC, and wall mounted sink.

Tiled floor and walls with a frameless mirror with stage lighting over, shaver socket, toilet roll and towel holder along with downlighters and a radiator.

UTILITY CUPBOARD

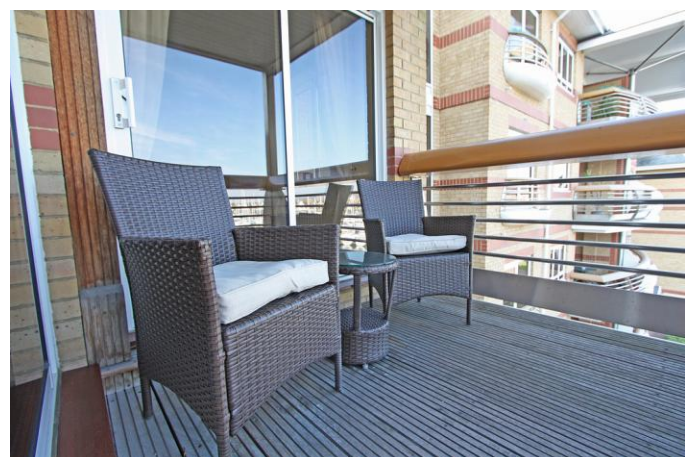
With storage space and housing the electric hot water and heating system, this utility cupboard is a useful addition to an apartment.

PARKING

This apartment comes with 2 secure undercroft and private car parking spaces. Roller shutter entrance with access only by residents, this emphasis on safety and security is something not to be underestimated.

GENERAL

This property is presented in good condition, and benefits from quality fixtures and fittings throughout. Real Wood flooring, Brushed Steel Sockets and Switches. En-Suite to Master Bedroom, balcony and much more make this an impressive lifestyle property.



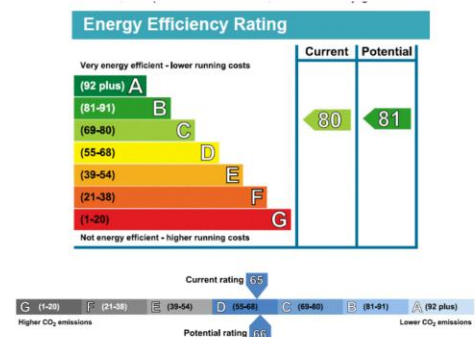
MATERIAL INFORMATION

- *Rental Price – £1600 pcm
- *Holding Deposit – One Weeks Rent (£) 369.23
- *Security Deposit – Five Weeks Rent (£) 1,846.15
- *Council Tax Band – F, Portsmouth City Council
- *Property Construction – Brick and steel construction
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Electric via radiators
- *Broadband – Fibre to property
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – 2 x parking spaces
- *Restrictions – Subject to lease restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility - Lift access



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.



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