



29 Hamburg House

Cross Street, Portsmouth, PO1 3GG

Two Bedroom Furnished Apartment with Parking

RENT

£1,650 pcm

Property Features

- 2 Bedrooms
- 1 En-Suite and Family Bathroom
- Large Roof Terrace
- Separate Balcony
- Furnished
- Fully Fitted Kitchen
- Close to Gunwharf Quays
- Secure Parking and Cycle Storage
- Furnished
- Water Bills Included

PRINCIPLE DIMENSIONS

Hallway - 4.20m x 1.31m max

Bedroom 1 - 4.36m max x 2.78m max

Bedroom 1 En-Suite - 1.16m x 1.62m into shower

Bathroom - 2.05m into bath x 1.71m

Bedroom 2 - 3.54m x 2.59m

Kitchen/Living/Dining Room

Kitchen/Dining Area - 5.62m x 3.16m

Living Area - 3.82m x 3.48m

Roof Terrace - 11.47m x 6.26m max

Balcony - 5.77m x 1.3m

HALLWAY

The apartment is one of four on the 5th floor serviced via a lift or stairs.

There is also access to the secure residents parking area from the 1st floor landing and the addition of cycle storage on the ground floor. Further benefits include a 24 Hour Concierge in the Main Building, and the water bills are included in the rent.

From the front door you enter the apartment into the hallway which has doors off to all rooms.

There is a double door cupboard housing the pressured hot water system and giving storage room.

Light décor to walls and light wood effect laminate to the floor.

BEDROOM 1

Bedroom 1 is a double bedroom with neutral carpet and décor.

There is a window overlooking the communal garden area of the development.

Double bed and bedside unit, wall hung electric radiator and ceiling lighting.

Door to En-Suite.



BEDROOM 1 EN-SUITE

Tiled flooring and walls, ceiling downlighters, frameless mirror, extractor and wall mounted towel radiator.
Double shower, low level WC and wall mounted sink

BATHROOM

Tiled walls and floor.
Ceiling downlighters, wall mounted towel radiator, frameless mirror and extractor.
Suite comprising of a bath with shower and glass shower screen over,
Low Level WC and wall mounted sink.

BEDROOM 2

Bedroom 2 is a double bedroom with neutral carpet and décor.
There is a window overlooking the communal garden area of the development.
Double bed and bedside unit, wall hung electric radiator and ceiling lighting.

KITCHEN/DINING/LIVING ROOM

Kitchen

Tiled floor with fully fitted kitchen units of light wood effect with contrasting work top and upstand.
Bosch appliances comprise of:
Fan oven and grill
Ceramic Hob with feature extractor hood over
Built in dishwasher
Built in washer/dryer
Built in Fridge Freezer
1 1/2 Bowl sink with window over to roof terrace.

Living/Dining Room

Open plan living/dining room flows from the kitchen and enjoys an abundance of light from the dual aspect windows and doors.
There is light wood effect laminate flooring underfloor and light décor.
Door to the roof terrace on one side and door to the balcony on the other side.
Included is a dining table and four chairs, corner sofa, coffee table and AV unit.



ROOF TERRACE

From the dining area there is a door to the large roof terrace.

The roof terrace has patio stones and shingle and lighting.

BALCONY

From the living room is a door to the balcony which overlooks the communal garden area.

PARKING

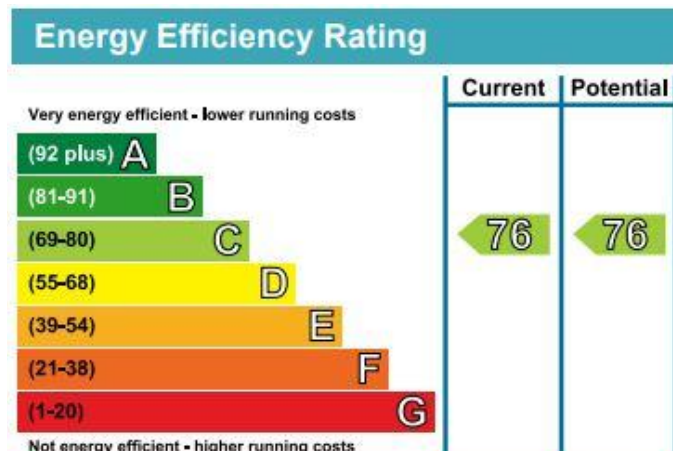
Included in the rental is a secure single parking space in the residents parking area.

MATERIAL INFORMATION

- *Rental Price – £1650 pcm
- *Holding Deposit – One Weeks Rent (£)£380.76
- *Security Deposit – Five Weeks Rent (£)£1903.84
- *Council Tax Band - D
- *Property Construction – Brick and Block
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Electric Heating
- *Broadband – Fibre to Premises
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – One Secure Underground Parking Space
- *Restrictions – Subject to conditions of lease
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility - Lift Access - 4th Floor Apartment

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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