



FLAT 7, 74 BELMONT ROAD  
PORTSWOOD  
Hampshire, SO17 2GE

£1,150 PCM

[goadsby.com](https://goadsby.com)

# BRIGHT AND SPACIOUS TWO BEDROOM TOP FLOOR APARTMENT IN PORTSWOOD.

- Two bedroom apartment
- Unfurnished
- Two balconies
- Allocated parking
- EPC Rating - Band C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
A	92-100		
B	81-91		
C	69-80	79	79
D	55-68		
E	39-54		
F	21-38		
G	1-20		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		EPC Rating	

Reference: 715225

**Deposit Amount:** £1,326

**Council Tax:** Band B

**Furnishing:** Unfurnished

**Heating Type:** Underfloor

**Parking:** Allocated parking space x1

**Utilities:**

- Mains Supply Electricity
- Mains Supply Gas
- Mains Supply Water - metered

**Drainage:** Mains Supply Drainage

**Broadband:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Mobile Signal:** Refer to Ofcom website [www.ofcom.org.uk/phones-and-broadband](http://www.ofcom.org.uk/phones-and-broadband)

**Flood Risk:** For more information refer to [gov.uk](http://gov.uk), check long term flood risk [www.gov.uk/check-long-term-flood-risk](http://www.gov.uk/check-long-term-flood-risk)

Contemporary two-bedroom apartment, situated on the top floor of a modern block in Portswood.

The property has a bright and spacious feel throughout and comprises two double bedrooms, an open-plan kitchen / living room and a bathroom. The property contains two balconies, one from the main bedroom and another from the living room.

Further benefits are under-floor heating, double glazing throughout and one allocated parking space.

Offered on an unfurnished basis and available to occupy in August.

For further information and to book a viewing, call Goadsby Estate Agents in Southampton.

SECOND FLOOR



The floor plan is for guidance only and does not constitute an offer.

**PLEASE NOTE:**

Measurements quoted are approximate and for guidance only. Fixtures, fittings, services & appliances have not been tested and therefore no guarantee can be given that they are in working order. Images have been produced for information and it cannot be inferred that any item shown is included with the property. These particulars are believed to be correct but their accuracy is not guaranteed and they do not constitute an offer or form part of a contract. Solicitors are specifically requested to verify the sales particulars details in the pre-contract enquiries, in particular: price, local and other searches.

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