



Mizzen House

Port Solent, Portsmouth, PO6 4UW

Two Bedroom Apartment with Two Parking Spaces

RENT

£1,600 pcm

Property Features

- Top Floor Apartment
- Fully Furnished
- Unobstructed Views of Portchester Castle
- Large Sunny Cathedral Style West Facing Balcony
- Split Level Cathedral Style Living/Dining Room
- Modern Fully Fitted Kitchen
- Quality Finish Throughout
- Secure Undercroft Parking for Two Cars
- Safe and Secure – Video Entrance System
- Close to Port Solent Restaurants and Bars

OUTSIDE

You approach Mizzen House from Lock Approach where you will enjoy magnificent views across the upper reaches of Portchester Channel Portsmouth Harbour and Portchester Castle. The Lock Approach Development has security at the heart of its design with entrance either via the shuttered undercroft parking or the communal entrance way. Once inside you have the choice of the lift or stairs to take you to the third floor, where you will find the generously proportioned communal area serving just four apartments.

HALLWAY

15' 5" x 6' 6" (4.7m x 2.0m) Once inside, you are met by the hallway which is the heart of the apartment, with doors off to all rooms this space sets the scene and clearly demonstrates the overall feeling of quality this apartment enjoys. There is a utility cupboard housing all the necessary equipment (Ironing board/Hoover etc) with shelving. There is a radiator, electricity fuse box, smoke alarm along with ample brushed steel sockets and switches.

FAMILY BATHROOM

6' 6" x 7' 2" (2.0m x 2.2m) The family bathroom has is tiled throughout with marble effect flooring and walls. The bathroom suite comprises of a white bath with power shower over, with matching sink and low level WC. To finish this bathroom there is an extractor fan, downlighters, shaver socket, a radiator and a mirror with dressing room lighting above.

MAIN BEDROOM

14' 5" x 9' 10" (4.4m into doorway x 3.0m) This main double comes complete with quality fitted bedroom furniture comprising 2 wardrobes and storage cupboards over the bed. There are stunning panoramic views from the $\frac{3}{4}$ height double window, across the upper reaches of Portchester Channel and Portchester Castle. Outside the window is a feature Juliette balcony. There is a low level radiator beneath the window. The room is finished in light modern decor, with quality carpet. There are ample power points, and TV point and ceiling light.



MAIN BEDROOM ENSUITE

6' 6" x 3' 11" (2.0m x 1.2m) En-suite shower room to the main bedroom has a suite comprising of a single shower enclosure, modern white sink and low level WC. Finished to the same modern standard as the family bathroom, this en-suite has marble effect tiling to the floor and walls, frameless mirror with dressing room lighting above, downlighters, shaver socket, a radiator and extractor fan.

BEDROOM 2

14' 5" x 9' 10" (4.4m x 3.0m) Currently owners as a bedroom and study, this room offers a great deal of versatility to its new owners. This great sized second bedroom enjoys a sunny aspect through its triple window overlooking the upper reaches of Portchester Channel and Portchester Castle. The room has light carpet and light decor giving a bright and airy feel to this room. There are ample power points, ceiling lighting, and a radiator.

LIVING ROOM

18' 8" x 26' 2" (5.7m x 8.0m) From the hallway you will come to the double storage cupboard (2 metres wide) housing the hot water and central heating system, as well as ample hanging and shelving, then pass on to the living room which is the centre piece of this apartment, luxuriously finished with wooden flooring which flows seamlessly into the living room from the hallway. Look to your left and you will find the fantastic patio doors leading out to the balcony. This living room is spacious and versatile and showcases modern living at its best. There is a radiator TV & Telephone point, security entrance system and ceiling lighting.

DINING ROOM

11' 5" x 9' 10" (3.5m x 3.0m) Step up from the living room and you will find the large, spacious dining area, with plenty of space to sit down and entertain. The dining area benefits from a radiator, wooden flooring and modern decor throughout. This dining area is excellently placed and is perfect for entertaining. From the dining room you can then move into the kitchen.

KITCHEN

9' 2" x 8' 10" (2.8m x 2.7m) Off the dining area you will find the fitted kitchen, with a large amount of fitted floor and wall units, display units, glass fronted display cupboards and pull-out larder. Presented in light wood doors and matching worktop, this kitchen is presented in excellent condition and comes with built in appliances.

Combi Microwave/Oven, Single Oven/Grill, Integrated Washer Dryer, Integrated Slimline Dishwasher, Full height Fridge Freezer, 4 burner Gas Hob and Stainless-Steel extractor unit. There is a stainless-steel 1½ bowl sink with mixer tap and waste disposal unit. There are downlighters and a wine rack and the kitchen is finished with mosaic style tiling.



BALCONY

11' 9" x 8' 6" (3.6m x 2.6m) The westerly facing balcony brings streams of light to the apartment and has fantastic views across the water from Portsmouth Harbour to the chalk hills of Portsdown Hill, with particular emphasis on the views of Portchester Castle. Enjoy alfresco dining in this covered balcony and bring the outdoors in - this balcony is excellent for extending those long summer evenings, enjoying a meal with friends and maybe a glass or two of wine. The balcony is decked and has a feature wood/stainless steel handrail along with outdoor lighting. Being westerly facing, this balcony enjoys the afternoon and evening sunshine along with some breathtaking sunsets.



PARKING

This apartment comes with 2 undercroft car parking spaces. With roller shutter entrance with access only by residents.

MATERIAL INFORMATION

- *Rental Price – £1600 pcm
- *Holding Deposit – One Weeks Rent (£)369.23
- *Security Deposit – Five Weeks Rent (£)1846.15
- *Council Tax Band - F
- *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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