



**High Street**

Lee-on-the-Solent, PO13 9BU

**One Bedroom Flat - Unfurnished**

RENT

**£995 pcm**

# Property Features

- Large Flat for Rent
- One Double Bedroom
- Bathroom with Shower Over Bath
- Neutral Décor
- Large Lounge with Bay Window
- Grey Gloss Fitted Kitchen
- Grey Carpet Throughout
- Walking Distance to Shops and Seafront

## Full Description

### OVERVIEW

Marina Life Homes are delighted to offer this large one bedroom flat situated on Lee-on-Solent High Street, which offers a variety of local shops and cafes and is within walking distance of the seafront.

The flat is decorated in neutral tones throughout with grey carpets and white panelled doors. Further benefits include gas central heating and double glazing. Permits are available at an annual cost of approx. £725 per annum for parking on the road or in the nearby Beach Road car park.

### ENTRANCE HALL

27' 4" x 5' 8" (8.34m x 1.73m) Large entrance hall, fitted with grey carpet and neutral décor to walls. 2 x pendant light fittings. Radiator. Cupboard housing fuse box and electricity meter. Doors to all rooms.

### KITCHEN

8' 11" x 7' 7" (2.72m x 2.32m) Fitted kitchen with range of grey gloss floor and wall cupboards with white/grey marble effect worktops with inset stainless steel sink. Built in electric oven and ceramic hob with space for other appliances. Grey tile effect vinyl flooring. UPVC window with vertical blind fitted. Fluorescent strip light fitting.

### BATHROOM

7' 7" x 5' 5" (2.32m x 1.67m) Fitted bathroom with white suite to include shower bath with thermostatic shower fitted over, pedestal wash hand basin and low level WC. Grey vinyl tile effect flooring. Heated towel rail. UPVC window and inset spots to ceiling.



**DOUBLE BEDROOM** 13' 6" x 12' 0" (4.14m x 3.68m) Large double bedroom with grey carpet and neutral décor to walls. UPVC double glazed window with vertical blind attached. Radiator and central pendant light fitting.

**LIVING ROOM**

18' 2" x 14' 4" (5.54m x 4.39m) Beautifully light and airy, large living room with large double bay window to front aspect. Grey carpet, 2 x radiators. 2 x pendant light fittings.

**MATERIAL INFORMATION**

- Rent - £995 pcm
- Holding Deposit - One Weeks Rent (229.61)
- Security Deposit - Five Weeks Rent (£1148.07)
- Non Smokers
- No Students
- Council Tax - Band "A" Gosport Borough Council
- Electricity - Mains
- Water and Sewerage - Mains
- Heating - Gas Central Heating
- Broadband - Fibre to cabinet
- Mobile Coverage - ADSL Fibre Checker (openreach.com)
- Parking - High Street Parking available plus permit parking an option.
- Accessibility - The apartment is accessed via a staircase and is situated above a commercial business.
- Construction - Brick and block.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62   D	68   D
39-54	E		
21-38	F		
1-20	G		

11 The Boardwalk, Port Solent, Portsmouth, Hampshire, PO6 4TP

[www.marinalifehomes.co.uk](http://www.marinalifehomes.co.uk)  
[info@marinalifehomes.co.uk](mailto:info@marinalifehomes.co.uk)  
 02392 373 446

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements