

*SW*

Sims Williams



72 JOHN RENNIE ROAD, CHICHESTER, WEST SUSSEX, PO19 8FD



### THIRD FLOOR

APPROXIMATE GROSS INTERNAL AREA = 433 SQ FT / 40.2 SQ M

NOT TO SCALE (For illustrative purposes only as defined by RICS Code of Measuring Practice) 2019 ©  
Produced for Sims Williams

# £1,100 PCM

72, JOHN RENNIE ROAD,  
CHICHESTER,  
WEST SUSSEX, PO19 8FD

- One Bedroom Apartment
- Waterside Setting
- Views
- Close To The City Centre
- Entryphone/Passenger Lift
- Lounge
- Kitchen With Appliances
- Double Bedroom/Wardrobes
- Five Week Security Deposit

## EPC RATING

Current = C

Potential = C

## COUNCIL TAX BAND

Band = B

The beautifully presented communal entrance features a security entry-phone system, passenger lift and secure mailbox facility for all residents of the block.

Accommodation comprises an inner hall and good size living room with views. The open plan kitchen area has been fitted with a range of stylish high gloss vanilla units incorporating a built in fridge freezer, washer/dryer, dishwasher, stainless steel oven, hob and extractor hood.

The double bedroom benefits from a built in wardrobe and features a delightful outlook to the front.

The bathroom has been fully tiled and fitted with a contemporary white suite incorporating a panel enclosed bath with shower over, wash hand basin and low level wc

The development is ideally situated, being near the train station and enjoying views across the canal. There is a cinema complex nearby, with restaurants and a health club also in close proximity, with Chichester's other

amenities also close at hand.

Directions: from the train station, proceed south and you will see the development on the left after a short distance.

*Application and Fees Holding Deposit – capped at One weeks rent Paid by you to reserve the Property. This will only be retained by us if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days.*

