



Shaftesbury Road
Southsea, PO5 3JP
Two Bedroom Apartment

RENT
£1,250 pcm

Property Features

- Modern, Contemporary Apartment
- Central Southsea Location
- Modern Shower Room
- 2 Double Bedrooms
- Unfurnished
- Modern Kitchen with Appliances
- Neutral Carpets Throughout
- Gas Central Heating
- Double Glazed Throughout
- Available Now

GENERAL

Shaftsbury Road is conveniently located in the popular Southsea area of Portsmouth. This period property if finished to a good standard and is offered for let with all neutral carpets, contemporary kitchen with integrated appliances and has been redecorated throughout.

To fully appreciate this apartment, we would suggest viewing at the earliest opportunity.

HALLWAY

From the front door you move into the hallway, which sets the tone for this modern, contemporary apartment. There is modern, grey carpet and white décor throughout the apartment.

The hallway is an "L" shape with doors off to the kitchen, bedrooms, shower room and leads onto the living room.

There is a central heating radiator, ceiling lighting, smoke detector, door entry phone.

There is a boiler cupboard, housing the washing machine with work top over, combi boiler, smart meter, coat hooks, and space for storage.

An additional, under stairs cupboard provides useful storage space, this can be found adjacent to the living room.



KITCHEN

10' 0" x 5' 6" (3.06m x 1.70m) This white gloss fitted kitchen has a window overlooking the side aspect of this building, this window brings in plenty of light and fresh air to this kitchen.

The kitchen is made up of gloss white units with brushed steel handles and a wood effect work top and has the following appliances included:

Built in full height fridge freezer

Built in full size dishwasher

Brushed steel gas hob with feature brushed steel extractor hood

Built in single electric oven/grill combination

The kitchen has ceiling and plinth lighting, tile effect laminate flooring, roller blind, smoke detector and modern brushed steel sockets and switches which include USB charging sockets.

MAIN BEDROOM

7' 9" x 9' 2" (2.37m x 2.80m) The main bedroom is tastefully presented with white décor and grey carpets throughout. There is a 4 door wardrobe, 5 drawer unit along with bedside units and bedside lamps. There is a ceiling light, central heating radiator, smoke detector and a double glazed window overlooking the rear aspect dressed with light eyelet style curtains.

BEDROOM 2

9' 3" x 9' 1" (2.84m x 2.78m) A good sized double room also overlooking the rear aspect of the property through the double glazed window which is dressed with eyelet style curtains. There is grey carpet and white décor and two bedside units. Finished with central heating radiator, ceiling lighting and smoke detector.

SHOWER ROOM

9' 2" x 3' 5" (2.81m x 1.06m) The shower room is tiled to the floor and walls in contemporary "star dust" tiles. There is a shower enclosure with fixed head "monsoon" shower and a wand hand shower. There is a modern wash hand basin with chrome mixer tap which is set on a gloss white vanity unit. There is a low level WC, chrome radiator/towel warmer, ceiling lighting and extractor.

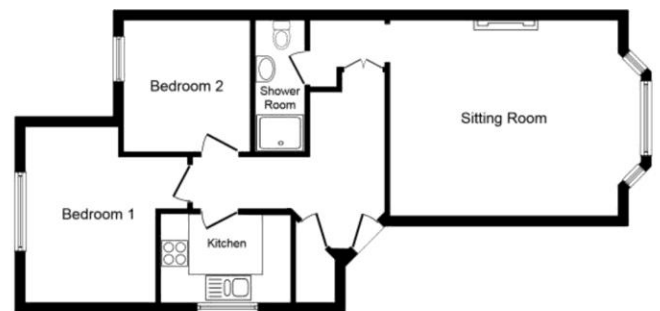


LIVING ROOM

18' 8" x 13' 8" (5.71m x 4.17m) The living room is the centre piece of this apartment with a feature bay window to the front aspect dressed with full length curtains, decorative period fireplace, mantle piece and hearth (not to be used as a fire). The décor is white throughout with grey carpets. The room is offered with a sofa.

MATERIAL INFORMATION

- Price (£) - 1250 pcm
- Holding Deposit - One Weeks Rent - £288.46
- Security Deposit - Five Weeks Rent - £1442.30
- Tenure - Leasehold
- Council tax band (England, Wales and Scotland) - Band A
- Mains Water Supply
- Gas Central Heating and Mains Electricity
- Broadband - Fibre available
- Parking- Street Parking
- Construction- Brick and Block Construction
- Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
- Restrictions- Subject To Lease and Covenants
- Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- Accessibility - Accommodation over 1 floor - Hall floor apartment with steps to communal entrance



Floor Plan

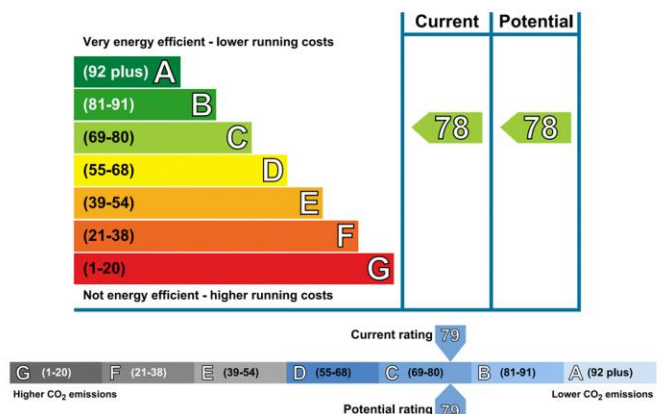
Total Floor Area 61.0 sq. m. (657 sq. ft.)

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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VIEWINGS BY APPOINTMENT ONLY THROUGH MARINA LIFE HOMES

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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