



£1,250 PCM
8-10 St. Helens Parade, Southsea

bernards
THE ESTATE AGENTS



Southsea beach on your doorstep, this newly decorated first floor apartment offers seaside living at its finest.

Two double bedrooms, with en-suite shower room to the master, are complimented by a spacious kitchen/lounge with modern fittings and furniture, and a family sized shower room. A stones throw away is South

Parade Pier and Canoe Lake, perfect scenery for a morning run or evening walk!

The property is offered with full furnishings and is available now! Ideal for professionals.

To avoid disappointment, call 023 9286 4974 now and arrange your viewing appointment.

CALL TODAY TO ARRANGE A
VIEWING 02392 864 974

- SEAFRONT LOCATION
- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- RECENTLY REDECORATED
- EN-SUITE SHOWER ROOM
- ULTRA MODERN KITCHEN
- BRIGHT AND AIRY
- WHITE GOODS INCLUDED
- FURNISHED THROUGHOUT
- AVAILABLE NOW

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
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SALES • LETTINGS • MORTGAGES

PROPERTY DETAILS

KITCHEN/LOUNGE 16'01"(INTO BAY) X 15'07" (4.90M(INTO BAY) X 4.75M)

Grey laminate flooring, smooth walls and ceiling, 2x radiators, UPVC double glazed bay window to rear elevation, television point, open plan to kitchenette area.

Kitchen comprising of matchin wall and base units, under counter plynth lighting, integral fridge freezer and washing machine, stainless steel sink with mixer tap, splashback wood effect wall tiling, four ring electric hob over fan oven, Bosch extractor fan overhead, breakfast bar incorporating further under counter units.

Furnishings include: television, sofa and cushions, two bean bags, microwave, toaster and three bar stools.

BEDROOM ONE 17'04" X 10'09" (5.28M X 3.28M)

Carpeted flooring, smooth walls and ceiling, 2x radiators, 2x UPVC double glazed windows to side elevation, door to en-suite shower room.

Furnishings include: Double bed and mattress, two faux suede bedside cabinets, chest of three drawers, double wardrobe with sliding doors, desk and accompanying chair, table lamp.

EN-SUITE 6'10" X 10'09" (2.08M X 3.28M)

Tiled flooring and walls, single shower cubicle with mains shower, low level w/c and pedestal hand basin, chrome heated towel rail, original window to side elevation.

BEDROOM TWO 10'09" (TO LONGEST WALL) X 10'07" (3.28M (TO LONGEST WALL) X 3.23M)

Carpeted flooring, UPVC double glazed window to side elevation, smooth walls and ceiling, 1x radiator.

Furnishings include: Divan double bed and mattress, chest of three drawers, single wardrobe, desk and chair, bedside table.

BATHROOM 6'07" X 6'06" (2.01M X 1.98M)

Tiled flooring and walls, three piece bathroom suite, low level w/c and pedestal handwash basin, obscured double glazed window so side elevation, single shower cubicle with mains shower.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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