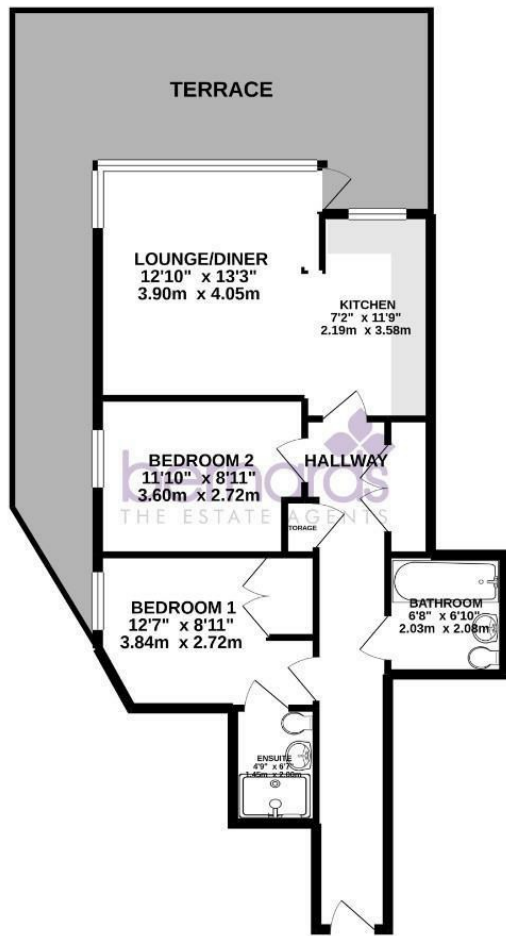


2ND FLOOR  
674 sq.ft. (62.7 sq.m.) approx.



TOTAL FLOOR AREA : 674 sq.ft. (62.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the Floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021



£1,450 PCM

Cross Street, Portsmouth PO1 3GF



## HIGHLIGHTS

- ❖ MODERN APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ PRIVATE COURTYARD
- ❖ NEW FLOORING
- ❖ TWO BATHROOMS
- ❖ BUILT IN STORAGE
- ❖ AVAILABLE FROM AUGUST
- ❖ IDEAL FOR PROFESSIONALS
- ❖ A MUST VIEW

SOUTH/WEST FACING TERRACE..  
SECURE ALLOCATED PARKING

This beautifully positioned two double bedroom apartment is situated in the Admiralty Quarter and offers allocated parking and benefits from being finished to a high standard with ample storage!

The property has two double bedrooms with the master boasting an ensuite, the lounge especially offers a versatile space where you can place good size furniture to make the property feel like home.

Not only is the living accommodation a

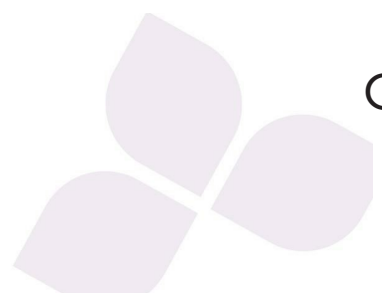
good size, the sleeping accommodation offers two good size double bedrooms with the mater benefitting from an ensuite and built in storage.

Wake up in the morning and revitalise yourself in the modern shower cubicle in the ensuite, or relax and unwind the properties master bathroom

You need to come and view this property to fully appreciate what it has to offer. It also has a parking space, a 24-hour concierge service and security entry that can be accessed via the TV.

To register your interest and book a viewing, please call us today!

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE/DINER**  
12'10" x 13'3" (3.91m x 4.04m)

**KITCHEN**  
7'2" x 11'9" (2.18m x 3.58m)

**BEDROOM ONE**  
12'7" x 8'11" (3.84m x 2.72m)

**ENSUITE**  
6'7" x 4'9" (2.01m x 1.45m)

**BEDROOM TWO**  
11'10" x 8'11" (3.61m x 2.72m)

**BATHROOM**  
6'8" x 6'10" (2.03m x 2.08m)

**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.

**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.

**COUNCIL TAX BAND D**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		82	85
(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	



Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)