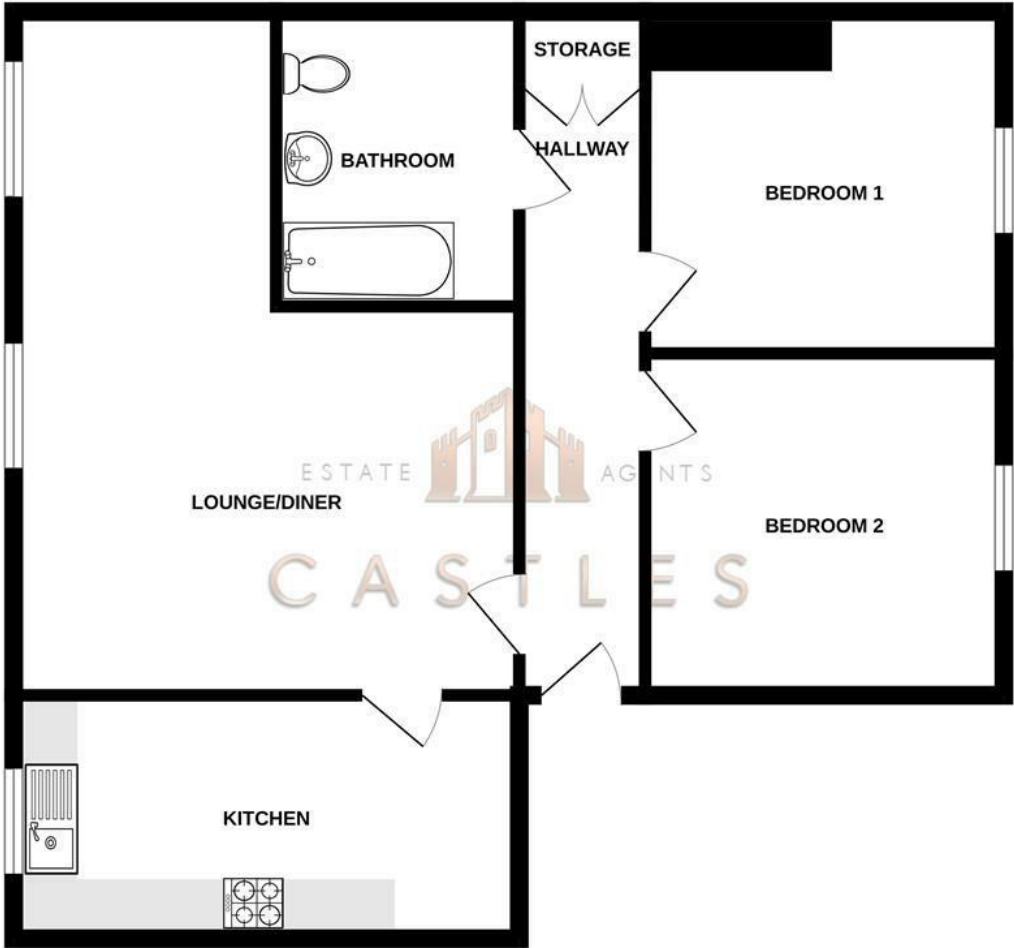




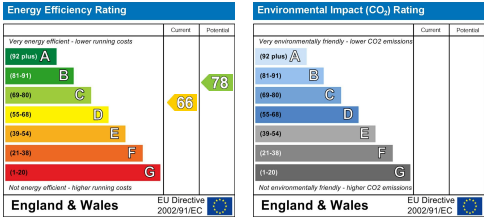
Floor Plan

GROUND FLOOR
776 sq.ft. (72.1 sq.m.) approx.



TOTAL FLOOR AREA : 776 sq.ft. (72.1 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.
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Flat 2 Henry Player Avenue Gosport, PO12 1GA

We are delighted to offer to the rental market a two double bedroom apartment in a stunning and historic Grade II Listed building located in Henry Player Avenue, Gosport. Benefiting from allocated parking.

The property consists of a large lounge room with sash windows and high ceilings with access into the generous kitchen. Both bedrooms are a fair size including a modern bathroom. This apartment does benefit from a courtyard garden to the front.

Location wise Royal Clarence Yard is a prestigious location situated next to Portsmouth Harbour and just a few steps away from the apartment you can enjoy views over the Marina, Portsmouth Harbour and the Spinnaker Tower. There are some lovely walks surrounding the development and heading up the coastline will take you across the Millennium bridge to Priddy's Hard which offers some fantastic views across the harbour towards Portchester Castle and Portsdown Hill. A walk into town will take you about 15 minutes (0.7 mile) and here you will find a broad range of shopping facilities including Waitrose on Stoke Road and the ferry terminal which has links to Portsmouth Harbour train station and Gunwharf Quays.

For more information or to arrange a viewing please call Castles today.

£1,200 Per month

DIRECTORS

CHARLES TUSON • GARY AGAR • SEAN WREN



1 CASTLE STREET
PORTCHESTER
PO16 9QD



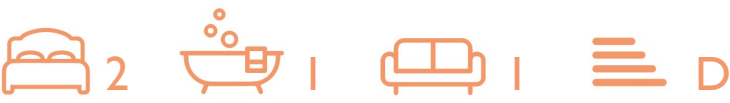
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COMPANY NUMBER: 12821075 • VAT NUMBER: 356389459

Flat 2 Henry Player Avenue
Gosport, PO12 1GA



- AVAILABLE NOW
- TWO BEDROOMS
- CLOSE TO WATERFRONT
- SASH WINDOWS
- GRADE II LISTED
- OFF ROAD ALLOCATED PARKING
- HIGH CEILINGS
- CLOSE TO LOCAL SHOPS

LOUNGE/DINER

15'1" x 20'11" x 12'1" (4.6 x 6.4 x 3.7)

KITCHEN

15'8" x 7'6" (4.8 x 2.3)

BATHROOM

7'6" x 9'2" (2.3 x 2.8)

BEDROOM 1

11'1" x 10'5" (3.4 x 3.2)

BEDROOM 2

10'9" x 9'10" (3.3 x 3.0)

Lettings Information

Holding Deposit (a maximum of 1

weeks rent): £576 based on
Advertised Rental to reserve
property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5
weeks rent): £2880

Council Tax Band: D

EPC Rating: D

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.

We are proud to be members of The
Property Ombudsman and UK
Association of Letting Agents. A
outline of our fees can be found on
our website and displayed in our
office.

