



**Spinnaker House, Ordnance Row**  
Portsmouth, PO1 3DN

**Two Bedroom, Two Bathroom Apartment**

RENT  
**£1,295 pcm**

# Property Features

- Two Bedrooms
- Open Plan Kitchen/Living Room
- Top Floor Apartment
- Small Outside Storage Shed
- Two Bathrooms
- Modern Electric Heating
- Neutral Decor and Flooring
- Available Now

## PROPERTY OVERVIEW

Immaculately presented top floor two bedroom apartment situated in an amazing central Portsmouth location, next to Gunwharf Quays and across the road from Portsmouth Harbour Train and Bus Station and the Gosport ferry.

The apartment is situated on the third floor of this character building. Upon entering the apartment, you come into the hallway where you will find doors leading to the kitchen/living room, both bedrooms and the bathroom. There is a useful cupboard for storage which also houses the modern electric hot water and heating system.

The kitchen/living room is filled with natural light provided by 2 sash style windows to the front aspect of the property. There is a modern fitted kitchen with built in appliances to ceramic hob with electric oven, fridge/freezer, dishwasher and washer/dryer. The lounge area has plenty of space for your sofas and table and chairs if required.

Both bedrooms are double rooms with built in wardrobe storage, the main bedroom has the advantage of an ensuite shower room for your convenience. There is a further main bathroom fitted with shower bath with shower over, wash hand basin and WC.

Heating is via modern electric slimline heaters.

To the outside rear of the building there is a small storage shed to store bikes, luggage etc if needed. On road parking nearby - you must apply for a permit to Portsmouth City Council - first car £30 per annum.

Due to the lack of garden and being a top floor apartment, this rental is not suitable for pets or young children. No students please.



## ROOM MEASUREMENTS

Entrance Hall - Cupboard housing hot water tank

Open Plan Kitchen/Living Room - Overall length 7.57m

Kitchen Area - 3.93 m x 3.35m (12' 10" x 10' 11")

Living Area - 3.93m (4.66m to window reveal) x 4.22m (12' 10" x 13' 10")

Bathroom - with shower bath and shower over

Bedroom One - 3.96m x 3.80m (12' 11" x 12' 5")

Ensuite Shower Room - 0.83m x 3.65m (2' 8" x 11' 11")

## OTHER INFORMATION

Holding Fee - One Weeks Rent

Deposit - Five Weeks Rent

Non Smokers

No Students

Council Tax Band Band A - Portsmouth City Council

Parking - On Road Parking via Permits to be applied for at Portsmouth City Council

## VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE 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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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