



TO LET



22 Pound House, St. James's Street, Portsmouth, PO1 3FF

£1,500 PCM

- FULLY FURNISHED
- DOUBLE BEDROOMS
- ALLOCATED SECURE PARKING
- WOULD SUIT COUPLE/SHARERS
- MODERN BATHROOM SUITE
- AVAILABLE MAY/JUNE
- NEW BATHROOM FOR NEXT TENANCY
- CLOSE TO GUNWHARF QUAYS
- APPLIANCES INCLUDED
- VIDEO AVAILABLE



Directions

THE PROPERTY

****DESIGNATED SECURE UNDERGROUND CAR PARKING SPACE INCLUDED****

NEXA Properties are delighted to be offering this sensationally located luxury apartment situated in the Citigate Development on St. James Street, Portsmouth.

This property comprises of a spacious bright open plan lounge, living area with a Juliet Balcony. Furnished to a very high standard with flat screen smart TV, contemporary occasional tables and lights, large coffee table, dining table and chairs, 3 seater leather reclining sofa and a superb kitchen space.

The kitchen comprises: Integrated appliances including, fridge/freezer, hob, oven, extractor, washing/dryer, coffee machine, kettle, toaster, steamer, slow cooker with an abundance of crockery, cooking utensils and cutlery.

The Master Bedroom benefits a wall mounted flat screen smart TV, fitted wardrobe, a king size bed, upcycled bedside tables with lamps and a balcony seat overlooking the gardens. The second bedroom also has a king size bed, upcycled bedside tables with lamps, fitted wardrobe and wall mounted flat screen smart TV.

The property will also have a new luxurious modern bathroom with large walk-in shower, toilet, wash hand basin and wall cabinet.

The heating and hot water are provided from a communal gas boiler system that provides you with unlimited hot water and heating, so there is no need for you to organise this utility. There is however, an additional fixed monthly charge for the provision of this utility service of £125 per month.

tenants are responsible for setting up their own utilities (electricity/ water/ sewerage/ council tax, broadband, telephone etc). Minimum AST agreement is 1 year.

Contact NEXA to arrange a viewing.

SITUATION