



## Gunwharf Quays, Portsmouth, PO1 3TQ

### £1,395 PCM

GD3 Property are pleased to offer to the market this two, double bedroom, furnished apartment in Gunwharf Quays. With all of the shops, restaurants and bars the property is in a very vibrant location and perfectly located for students.

There are two double bedrooms with a built-in double wardrobe to the master, the bathroom has a white three-piece suite with shower over the bath. There is a large open plan lounge/kitchen area. The kitchen has an integrated oven/hob, washing machine, dishwasher and fridge/freezer. The property has double glazing and an electric central heating system, there is also one allocated parking space under the building.

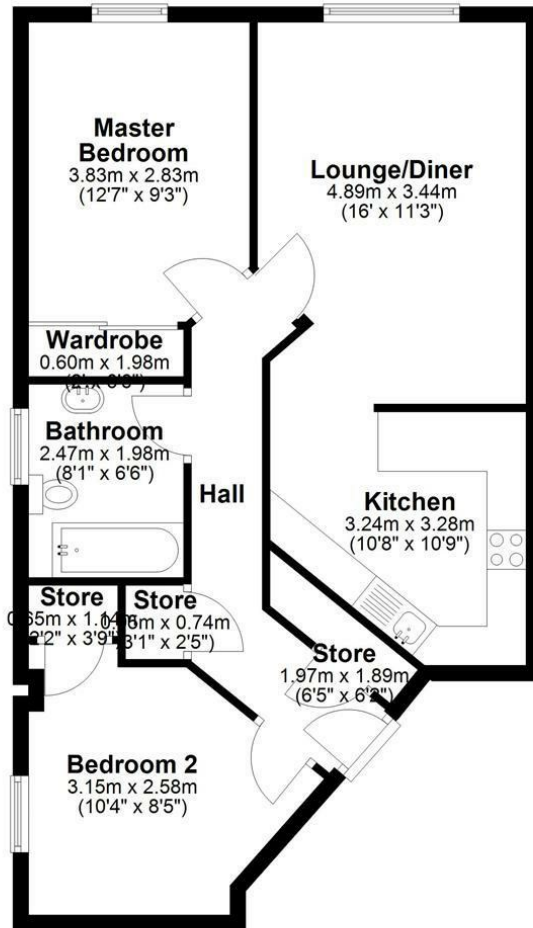
Please call us to arrange your viewing of this fantastically located property.

Rent: £1,395.00 Per calendar Month  
Security Deposit £1,609.00  
Holding Fee: £320.00  
Council Tax Band: E  
EPC Rating: E

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## Ground Floor

Approx. 64.0 sq. metres (688.8 sq. feet)



Total area: approx. 64.0 sq. metres (688.8 sq. feet)

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

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