

## Tangier Road, Portsmouth, PO3 6JN

### £995 Per Calendar Month

GD3 Property are pleased to welcome to the market this spacious, one-bedroom apartment on the first floor, above one of the shops on Tangier Road, Baffins with its own access and private rear garden.

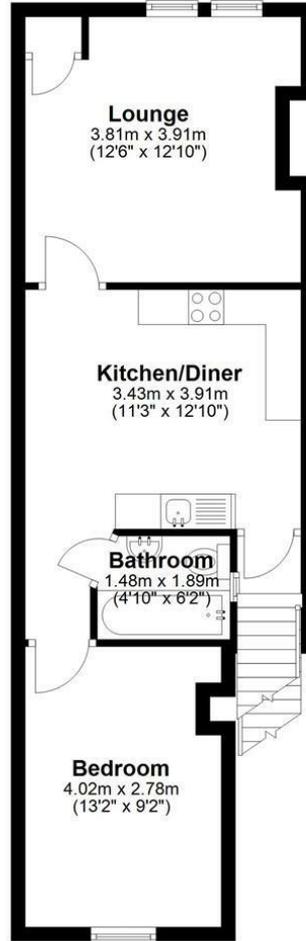
This property is accessed through the rear garden from an alleyway off of Chasewater Avenue, just behind the Co-op. Through the garden gate you access the rear garden which is paved and slatted boards, there is also a large storage shed. From the rear garden there is your own private entrance to the apartment, heading upstairs you are greeted by a large kitchen/ dining area with a freestanding washing machine, dryer and fridge/freezer. Towards the front of the property you have a bright & airy lounge with two windows filling the room with natural light. Behind the kitchen is a bathroom with a white three-piece suite and shower over the bath. To the rear of the property you have a double bedroom with views of the rear garden. The property can be offered part furnished or unfurnished and pets will be considered.

Please contact us to arrange your viewing as an apartment with a garden and storage will let quickly.

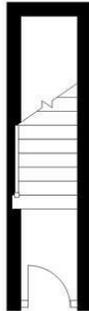
Rent £995.00 Per Calendar Month  
Security Deposit £1,148.00  
Holding Deposit: £225.00

**Tangier Road, Portsmouth, PO3 6JN**

**First Floor**  
Approx. 45.5 sq. metres (490.1 sq. feet)



**Ground Floor**  
Approx. 3.2 sq. metres (34.6 sq. feet)



Total area: approx. 48.8 sq. metres (524.8 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>   |                         |           |
| Not energy efficient - higher running costs | (1-20) <b>G</b>    |                         |           |
| 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>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | (1-20) <b>G</b>    |                         |           |
| England & Wales   |                    | EU Directive 2002/91/EC |           |