

Oysell Gardens

Fareham, Hampshire, PO16 8GG

Two Bedroom Furnished Apartment with parking

RENT

£1,290 pcm

Property Features

- 1st Floor Apartment in a select development
- Fully Furnished
- 2 Double Bedrooms
- 1 En-suite plus a separate Family Bathroom
- Open Plan Living and Dining Room
- Allocated Car Parking Space
- Quiet Location
- Double Glazed Throughout with Portable Air Conditioning
- Light Wood Doors Throughout



Full Description

OUTSIDE

Nile House is a select development with Oysell Gardens, taking the form and look of a large family home - this apartment is one of only 10. Approached from either the front or side door, Nile House welcomes you in and the staircase leads you to the first floor. Automatic lighting follows you through the building to your front door.

HALLWAY

Once inside, you are met by the hallway which is the heart of the apartment, with doors off to all rooms, this space sets the scene and clearly demonstrates the overall feeling of this apartment. There is a Utility Cupboard with shelving, as well as a cupboard which not only houses the hot water system; it has also been fitted out with slatted shelving. There is a Dimplex electric wall heater, door entry phone, heating system controller and ceiling lighting, electricity fuse box, smoke alarm along with ample sockets and switches. Furnished with a 3 drawer storage unit, table lamp and wall hung mirror.

FAMILY BATHROOM

6' 8" x 5' 5" (2.04m x 1.67m) The family bathroom is fitted with a white suite comprising of a low level WC, sink with pedestal under and frameless mirror over, there is a bath, with shower attachment. Room heating and towel warming is provided by a modern chrome electric wall heater. There is vinyl underfoot, neutral decor and an extractor fan.



MAIN BEDROOM

10' 10" x 9' 1" (3.31m x 2.78m) This double main bedroom has carpet underfoot, light neutral decor, double glazed window overlooking the side aspect of the property and a Dimplex electric wall heater, full length curtain and voile. There is a TV point, ample sockets, telephone point and ceiling lighting. There is a king size bed and 6 drawer storage unit.

MAIN BEDROOM ENSUITE

To the Main Bedroom is the en-suite. The suite is white and comprises of a sink with pedestal under and frameless mirror over, a low level WC, single shower enclosure with power shower, light vinyl underfoot, light modern decor, an extractor fan with room heating and towel warming provided by a modern chrome electric wall heater.

BEDROOM 2

12' 0" x 10' 3" (3.66m x 3.13m) This double bedroom has carpet underfoot, light neutral decor, double glazed window overlooking the rear aspect of the property and a Dimplex electric wall heater, full length curtains and voile. There are ample sockets, and ceiling lighting. Double bed, with under storage drawers, wall art, a three door wardrobe and environment air conditioning system.

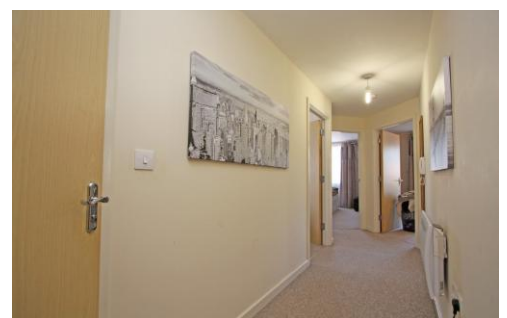
LIVING/DINING ROOM

15' 7" x 11' 4" (4.75m x 3.47m) Described as light, bright and airy by its previous tenants, this room is, spacious and practical. Open plan living and dining gives this property a real modern feel. The Juliet (style) balcony is an excellent feature and makes this room complete. Carpet under foot with light modern decor, ceiling lighting, two Dimplex electric wall heaters, French doors and windows overlooking the rear aspect, TV, Telephone, Sky points and full length curtains and voile. A comprehensive range of furniture including a patterned fabric sofa, dining table and chairs, shelving unit, AV unit, flat screen TV.

KITCHEN

8' 2" x 5' 9" (2.50m x 1.77m) The kitchen comprises of a large range of modern units with glass, white and grey units with light contrasting work surface. There are a number of display cupboards all built in. The appliances are as follows: Hotpoint washer/dryer, stainless steel oven and grill, stainless splashback, and extractor. An Amica electric hob, and a full height, Indesit free standing fridge freezer. There is vinyl underfoot, light decor and ceiling lighting along with a comprehensive inventory of cutlery, crockery and cooking utensils.





PARKING

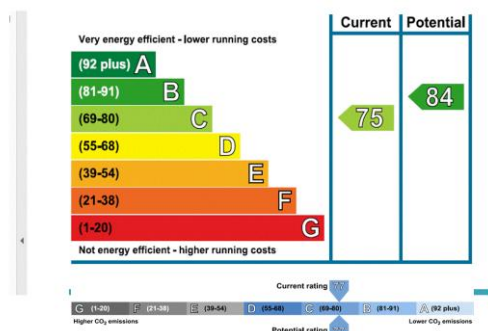
These days with parking at a premium, it's refreshing to come across an apartment with an allocated space; all spaces in Nile House are numbered.

GENERAL

This property is presented in good condition and benefits from a quiet location. Local transport and schools are close and regular, and the apartment is within easy reach of Fareham, Portchester, Portsmouth and the M27 motorway links.

MATERIAL INFORMATION

- *Rental Price – £1290.00 pcm
- *Holding Deposit – One Weeks Rent (£)297.69
- *Security Deposit – Five Weeks Rent (£) 1488.46 (Including the Holding Deposit)
- *Length of Tenancy – 12 months minimum
- *Council Tax Band - C - Fareham Borough Council
- *Property Construction – Brick
- *Electricity Supply – Mains Electric
- *Water and Sewerage – Mains Water Supply
- *Heating – Electric Panel
- *Broadband – Broadband - Fibre Available
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – One Allocated Parking Spaces
- *Restrictions – Subject to Management company restrictions
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
- *Accessibility – Accommodation over one floor



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