

£1,250 PCM

Isambard Brunel Road, Portsmouth
PO1 2RX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MODERN TWO BED APARTMENT IN CITY CENTER
- ❖ AVAILABLE FROM AUGUST 2026
- ❖ MODERN THROUGHOUT
- ❖ CLOSE TO TRAIN STATION
- ❖ WALKING DISTANCE TO UNIVERSITY
- ❖ TWO BEDROOMS
- ❖ CITY CENTRE LOCATION
- ❖ VIEW NOW
- ❖ FULLY FURNISHED
- HIGH-RISE BUILDING

FULLY FURNISHED- TWO DOUBLE BEDROOMS

We are delighted to welcome to the market this two bedroom flat in the sought after location of Central Portsmouth. Enterprise House is a development of apartments which boast a high quality modern finish throughout, with high gloss kitchens and contemporary bathrooms.

The location is a stones throw from

Portsmouth's main train station and is in walking distance to the University of Portsmouth, city centre and the popular Guildhall Walk strip of bars and restaurants.

The property is offered furnished and is available to move in from August 2026.

****PHOTOS SHOWN ARE NOT OF THE EXACT FLAT BUT OF ONE SIMILAR****

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk





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PROPERTY INFORMATION

BEDROOMS

Bedroom consisting of newly laid carpets, matte painted walls, radiator to wall, double glazed windows with full length blinds.

KITCHEN/LOUNGE

Large lounge space with kitchenette area consisting of a range of matching, high gloss wall and base units with plumbing for washing machine, new hob and oven, extractor fan overhead, stainless steel sink and drainer unit, space for fridge freezer.

BATHROOM

High quality modern bathroom suite comprising of low level w/c and hand wash basin, bath with shower over and glass shower screen, splashback tiling to walls, chrome heated towel rail.

OUTSIDE

The university is a short walk away, and so are Portsmouth's main train station and shopping centre. You are also close to Portsmouth's other famous attractions such as HMS Victory, the Mary Rose and Gunwharf Quays.

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Right To Rent

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

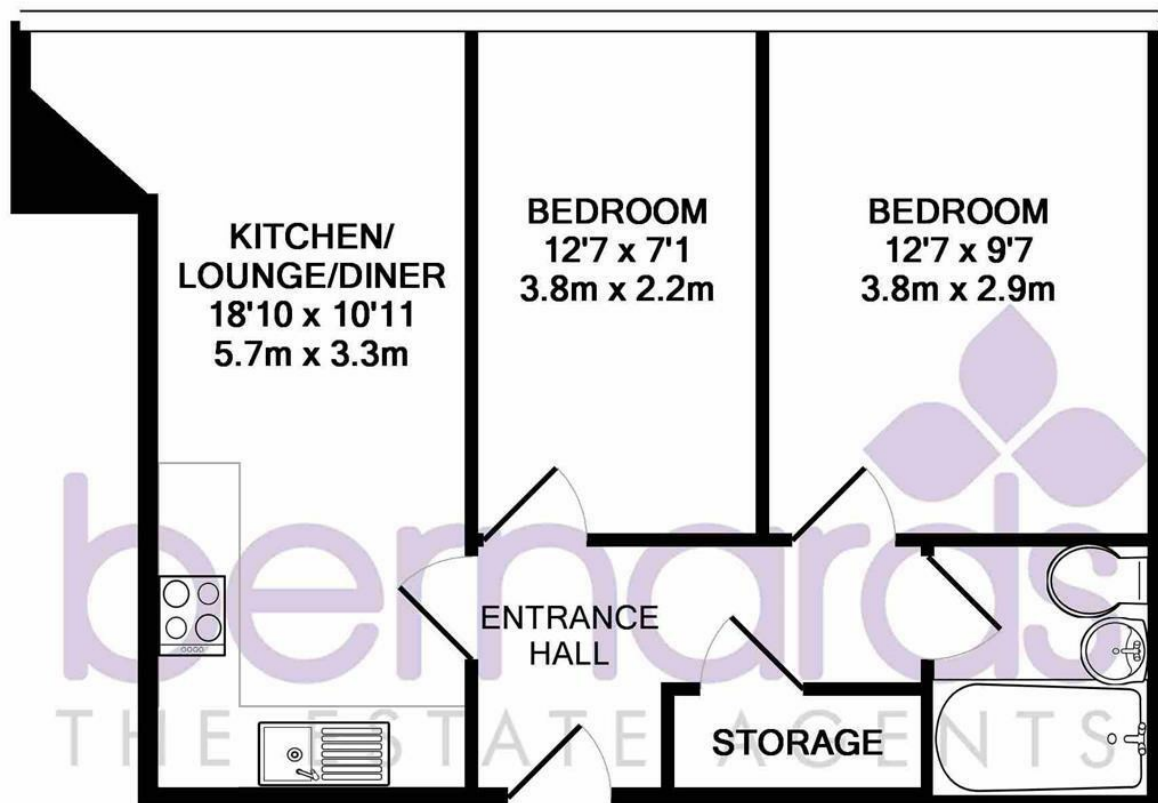
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

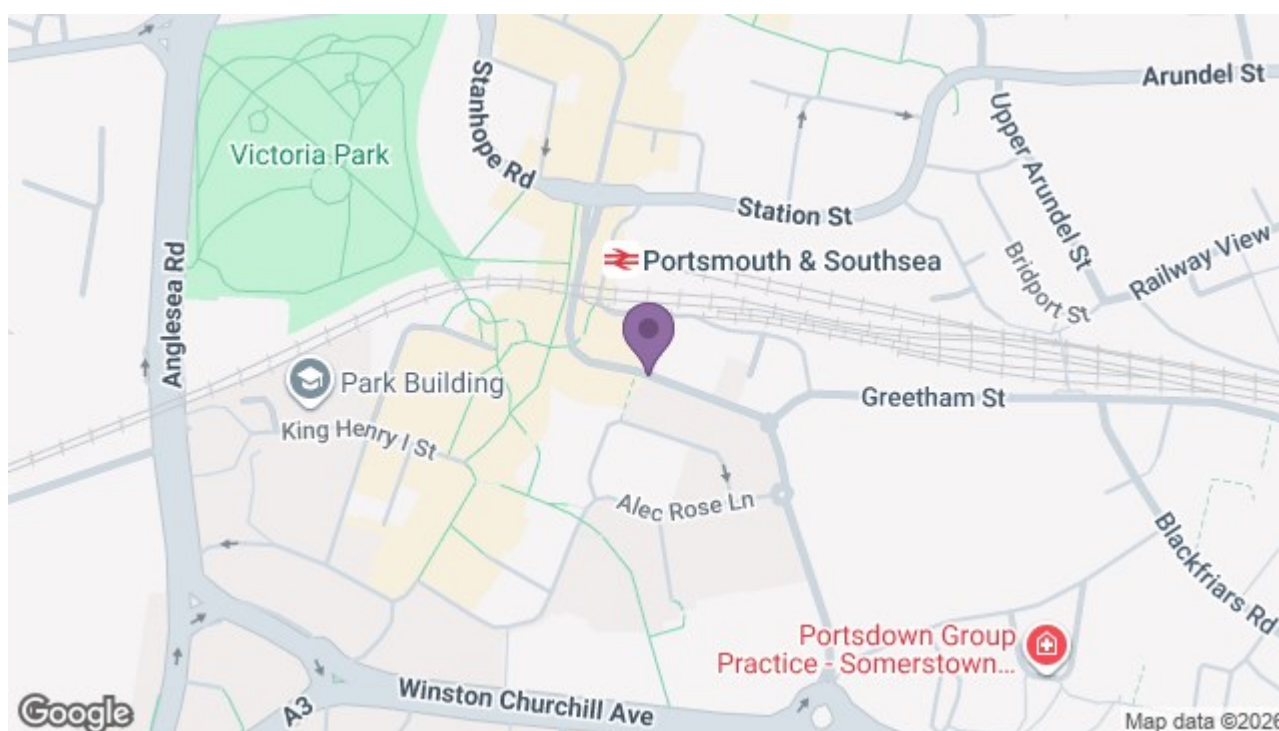




TOTAL APPROX. FLOOR AREA 469 SQ.FT. (43.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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