

**TO
LET**

£1,400 PCM

Enterprise House, Isambard Brunel Roc
PO1 2RX



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ CENTRAL LOCATION
- ❖ OPEN PLANNED LIVING AREA
- ❖ FURNISHED
- ❖ CITY CENTER LOCATION
- ❖ MINUTES FROM TRAIN STATION
- ❖ WELL PRESENTED
- ❖ AVAILABLE TO STUDENTS
- ❖ AVAILABLE LATE JULY / EARLY AUGUST 2026
- ❖ WATER + COMMUNAL WIFI INCLUDED

WATER & COMMUNAL WIFI INCLUDED, ALL OTHER BILLS PAYABLE SEPARATELY

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.

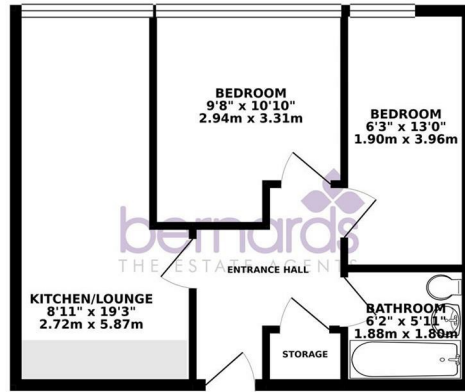
Please note that the floorplan indicates the example layout, actual layout may vary. Tenants are liable for council tax should they not hold a student status *

Situated perfectly for students or professionals

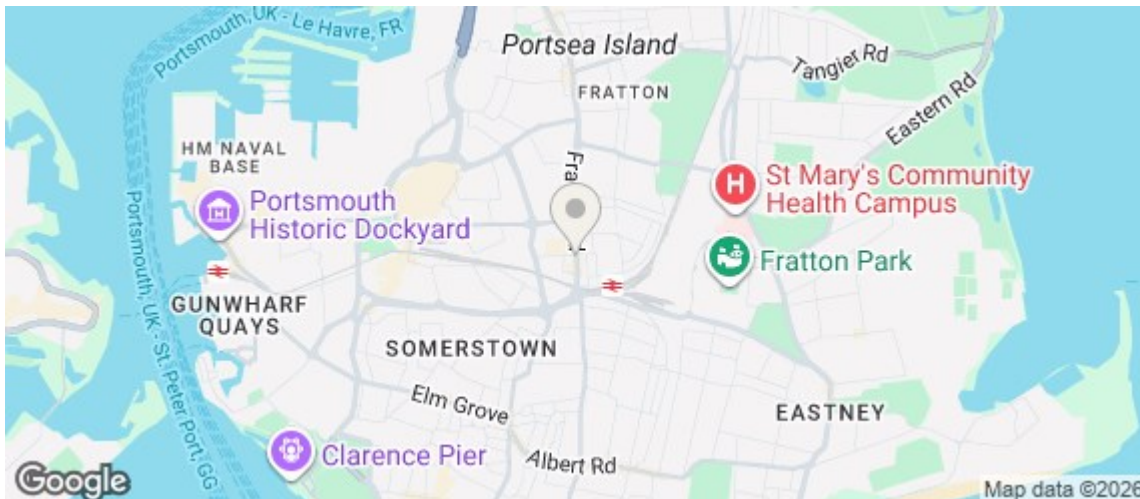




GROUND FLOOR 430.68 sq. ft.
(40.01 sq. m.)



TOTAL FLOOR AREA: 430.68 sq. ft. (40.01 sq. m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the developer does not accept any liability for any errors or omissions. The floor plan is provided as a guide only and should not be used as a basis for any purchase decision. The floor plan is subject to change without notice. All dimensions are approximate and should be verified on site. The floor plan is provided as a guide only and should not be used as a basis for any purchase decision. The floor plan is subject to change without notice. All dimensions are approximate and should be verified on site.



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

