

TO  
LET

£650 Per Calendar Month

Canal Walk, Portsmouth, PO1 1LG



## HIGHLIGHTS

- MODERN EN SUITE ROOM
- STUDENT ACCOMMODATION
- FREE OF CHARGE LAUNDRY ROOM
- FULLY FURNISHED
- 60 M2 LOUNGE-KITCHEN
- WEEKLY COMMUNAL CLEANER
- CITY CENTRE LOCATION
- HIGH SPEED WIFI INCLUDED
- MODERN DECOR
- ALL BILLS INCLUDED IN THE RENT

### \*\*STUDENT HALLS OF RESIDENCE, ALL BILLS INCLUDED\*\*

Welcome to Weston Court, offering rooms to rent located on the doorstep of the city center. The accommodation offers a range of rooms including en suite, or non en suite options. If you opt for a non en suite room, you only share the bathroom with one other resident!

The bedrooms offer a comfortable living space to unwind and get a restful night's sleep. The bathrooms are well-appointed, providing convenience and comfort. Each room is equipped with convenient furnishings including double beds, desks, wardrobes and TV's making this accommodation ready to move into!

There is a spacious communal area offering seating, TV's, dining area and kitchen. The laundry room offers free of charge washing facilities, and there is a garden to enjoy on those Summer days!

Situated in a prime location, this property offers easy access to local amenities, Portsmouth University, and transport links, making it ideal for those seeking convenience and ease. If you are a student looking to find somewhere to call home, this property is sure to meet your needs!

All bills are included within the rent, and units are available to let to Portsmouth University Students only.

\*Please note, photos shown are not that of the exact room, but of a unit type similar. You will be shown your room upon viewing/ virtual viewing\*





GROUND FLOOR  
170 sq.ft. (15.8 sq.m.) approx.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements are approximate and no dimensions should be relied upon as facts. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The floorplan is to be used in conjunction with the detailed description provided by the agent and not as a substitute for their verbal or written description of the property.



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

