

TO  
LET

£650 PCM

Canal Walk, Portsmouth, PO1 1LG



## HIGHLIGHTS

- ❖ STUDENT HALLS OF RESIDENCE
- ❖ EN SUITE ROOM TO RENT
- ❖ FULLY FURNISHED
- ❖ ALL BILLS INCLUDED
- ❖ 60 M2 LOUNGE-KITCHEN
- ❖ WEEKLY COMMUNAL CLEANER
- ❖ CITY CENTRE LOCATION
- ❖ HIGH SPEED WIFI INCLUDED
- ❖ 11 MONTH TENANCY
- ❖ AUGUST 2026 MOVE IN



**\*\*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!

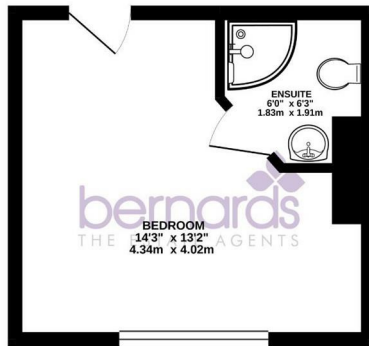
Situated in a prime location, this property offers easy access to local amenities, Portsmouth University, and transport links, making it ideal for those seeking convenience and ease. If you are a student looking to find somewhere to call home, this property is sure to meet your needs!

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  
183 sq.ft. (17.0 sq.m.) approx.



TOTAL FLOOR AREA: 183 sq.ft. (17.0 sq.m.) approx.  
 When viewing this floor plan, please be aware of the accuracy of the floor plan. The floor plan is a guide only and should not be used as a basis for any decision. The plan is for information only and should not be used as a basis for any decision. The plan is for information only and should not be used as a basis for any decision. The plan is for information only and should not be used as a basis for any decision.



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>		48	55
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

