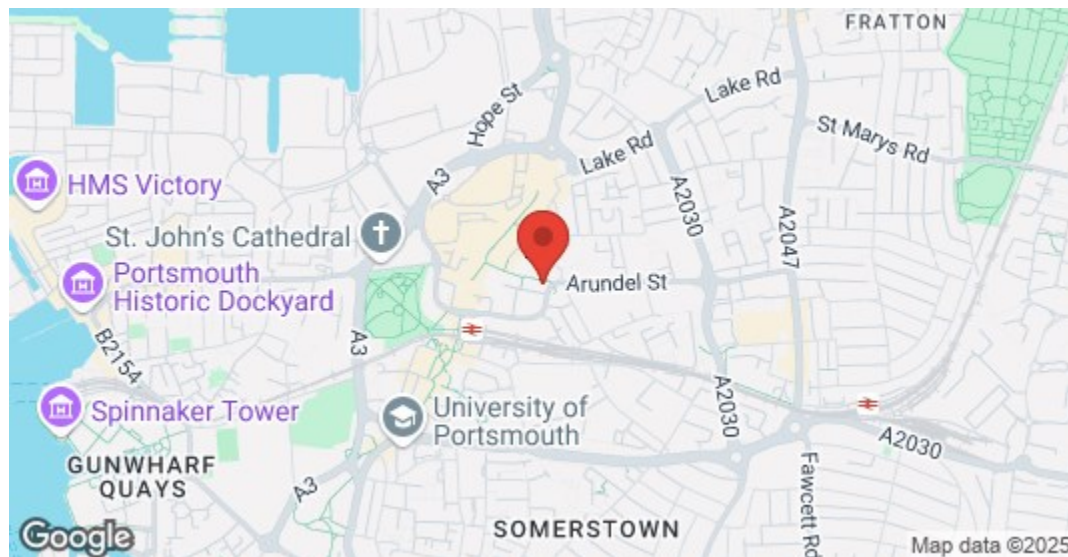


TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	53	53
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

TO LET

£975 PCM

Arundel Street, Portsmouth

bernards
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Bernards Portsmouth are delighted to welcome to the market this beautifully presented two-bedroom flat, ideally located in the heart of central Portsmouth. Just a short walk from local shops, amenities and excellent transport links.

The flat comprises two well-proportioned bedrooms and a bright, open-plan kitchen and

lounge area. It boasts a stylish, modern finish throughout, along with double glazing and electric central heating for added comfort and efficiency.

Available from the end of August.

To arrange a viewing, please contact Bernard's on 023 9272 8099.

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- OPEN PLAN KITCHEN/LOUNGE
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- DOUBLE GLAZING
- CENTRAL LOCATION
- WALKING DISTANCE TO LOCAL SHOPS
- MODERN FINISH
- UNFURNISHED
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PROPERTY DETAILS

KITCHEN/LOUNGE 23'11" X 13'5" (7.3 X 4.1)

Wood effect flooring, smooth walls and ceiling, UPVC double glazed window, range of wall and base kitchen units, integrated electric oven and hob.

BEDROOM ONE 16'0" X 7'10" (4.9 X 2.4)

Carpet flooring, smooth walls and ceiling, UPVC double glazed window.

BEDROOM TWO 12'1" X 6'2" (3.7 X 1.9)

Carpet flooring, smooth walls and ceiling, UPVC double glazed window.

BATHROOM 7'2" X 5'6" (2.2 X 1.7)

Tile effect flooring, tiled walls, three piece bath suite.

RIGHT TO RENT CHECKS

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.

REMOVAL QUOTE

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.

COUNCIL TAX

The local authority is Portsmouth city Council. Band A. However most students are exempt from paying council tax.



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