

TO  
LET

£1,250 PCM

Queens Road, Portsmouth, PO2 7NX



## HIGHLIGHTS

- ❖ MODERN TWO BEDROOM APARTMENT
- ❖ OFF ROAD PARKING
- ❖ TWO DOUBLE BEDROOMS
- ❖ LUXURY FINISH
- ❖ 17FT KITCHEN/LOUNGE/DINER
- ❖ GAS CENTRAL HEATING
- ❖ MODERN BATHROOM
- ❖ AVAILABLE SEPTEMBER
- ❖ CENTRAL LOCATION
- ❖ A MUST VIEW

We are delighted to welcome to the rental market, these recently refurbished, beautifully designed and spacious apartments with off road parking, in the sought after and central location of North End.

The apartment comprises of large open plan living space incorporating a modern high gloss fitted kitchen, which is flooded with natural light.

The property has two bedrooms, both of which are double in size and bright and airy. Completing the property is the modern three-piece bathroom, which acts as the perfect space to unwind.

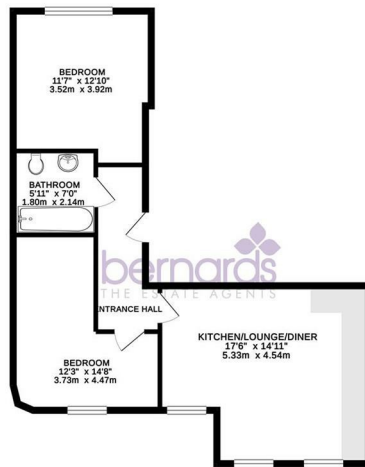
Further highlights include gas central heating, allocated parking and being newly built, it has been decorated to a contemporary standard with new electrics and double glazed windows

Offered unfurnished and available mid September, we strongly recommend booking an early viewing to avoid disappointment

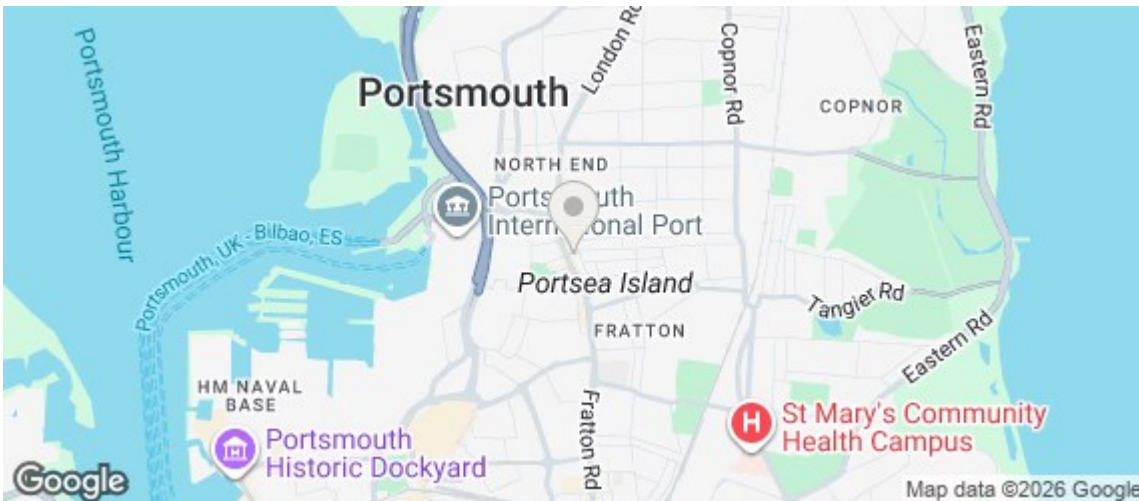




FIRST FLOOR 624 sq. ft. (58.0 sq. m.)



TOTAL FLOOR AREA: 624 sq. ft. (58.0 sq. m.) approx.  
 While every attempt has been made to ensure the accuracy of the floor plan, the agent does not accept any liability for errors or omissions. The agent does not warrant the accuracy of the floor plan and does not accept any liability for errors or omissions. The agent does not warrant the accuracy of the floor plan and does not accept any liability for errors or omissions. The agent does not warrant the accuracy of the floor plan and does not accept any liability for errors or omissions.



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>		79	79
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(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	

