

TO  
LET

£1,250 PCM

Queens Road, Portsmouth, PO2 7NX



## HIGHLIGHTS

- ❖ 2 BEDROOM APARTMENT
- ❖ OFF ROAD PARKING
- ❖ TWO DOUBLE BEDROOMS
- ❖ LUXURY FINISH
- ❖ 22FT KITCHEN/LOUNGE/DINER
- ❖ GAS CENTRAL HEATING
- ❖ MODERN BATHROOM
- ❖ AVAILABLE OCTOBER
- ❖ CENTRAL LOCATION
- ❖ A MUST VIEW

\*\*\*\*\*2 BED APARTMENT WITH ALLOCATED PARKING\*\*\*\*\*

We are delighted to welcome to the rental market, these 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 October, we strongly recommend booking an early viewing to avoid disappointment





SECOND FLOOR 648 sq. ft.  
( 60.2 sq. m. )



TOTAL FLOOR AREA: 648 sq. ft. ( 60.2 sq. m. ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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) <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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

