

Floor Plan



ESTATE AGENT
CASTLES

TOTAL FLOOR AREA : 1615 sq.ft. (150.0 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | Very environmentally friendly - lower CO ₂ emissions (20 plus) A | |
| (85-91) B | 88 89 | (21-21) B | |
| (69-84) C | | (22-22) C | |
| (55-68) D | | (23-23) D | |
| (39-54) E | | (24-24) E | |
| (21-38) F | | (25-25) F | |
| (1-20) G | | (26-26) G | |
| Not energy efficient - higher running costs | | Not environmentally friendly - higher CO ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC | England & Wales | EU Directive 2002/91/EC |

90C Compton Road Portsmouth, PO2 0SR

We are pleased to welcome to the market this four bedroom semi detached new-build home with off road parking in the popular location of Compton Road, Copnor.

This exceptional townhouse is spread across three floors and is finished to a very high standard throughout.

The ground floor consists of a kitchen with integrated Neff appliances. There is a spacious lounge and dining room which are open plan with both rooms benefiting from separate access into the garden. The lounge benefits from bi-folding doors across the rear creating a great indoor outdoor living. There is also a downstairs w/c. The ground floor benefits from under floor heating.

Moving to the first floor the property boasts three bedrooms, all have built-in wardrobes, with the rear bedroom featuring an en-suite shower room. The further two bedrooms served by the modern family bathroom.

Moving to the second floor, the property is completed with a primary suite featuring spacious landing space with built-in wardrobes with access into the large double bedroom which has a south facing Juliette balcony. The top floor is completed by a large bathroom with double sinks, vanity mirrors, a freestanding bath, separate shower cubicle and marble effect tiles.

Externally there is a South facing rear garden with side access to the driveway. Off road parking is offered to the side of the home which is a huge bonus for this location. There is also solar panels providing energy efficient power to the home.

For more information or to arrange a viewing on this property please call Castles today.

£2,250 Per month

02394318899

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90C Compton Road

Portsmouth, PO2 0SR



- FOUR BEDROOMS
- NEW BUILD HOME
- EXCEPTIONAL FINISH
- SOUTH FACING GARDEN
- THREE BATHROOMS
- OFF ROAD PARKING
- BI-FOLDS ACROSS THE REAR
- SOLAR PANELS - ENERGY EFFICIENT

LOUNGE

14'1" x 12'9" (4.3 x 3.9)

DINNING ROOM

12'1" x 10'9" (3.7 x 3.3)

KITCHEN

11'9" x 7'2" (3.6 x 2.2)

DOWNSTAIRS W/C

BEDROOM 1 + EN-SUITE

14'5" x 13'1" (4.4 x 4.0)

BEDROOM 2

12'5" x 11'5" (3.8 x 3.5)

BATHROOM

6'6" x 6'2" (2.0 x 1.9)

BEDROOM 3

11'9" x 7'2" (3.6 x 2.2)

BEDROOM 4

13'1" x 12'9" (4.0 x 3.9)

TOP FLOOR BATHROOM

11'5" x 11'5" (3.5 x 3.5)

Lettings Information

Holding Deposit (a maximum of 1 weeks rent): £519 based on Advertised Rental to reserve property.

Minimum Rental Term of Six Months

Payable Deposit (a maximum of 5 weeks rent): £2596

Council Tax Band: E

EPC Rating: B

Right To Rent - 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.

We are proud to be members of The Property Ombudsman and UK Association of Letting Agents. A outline of our fees can be found on our website and displayed in our office.

