



Room 3, 35 Lawrence Road, Southsea, Portsmouth, PO5 1NU

£680 PCM

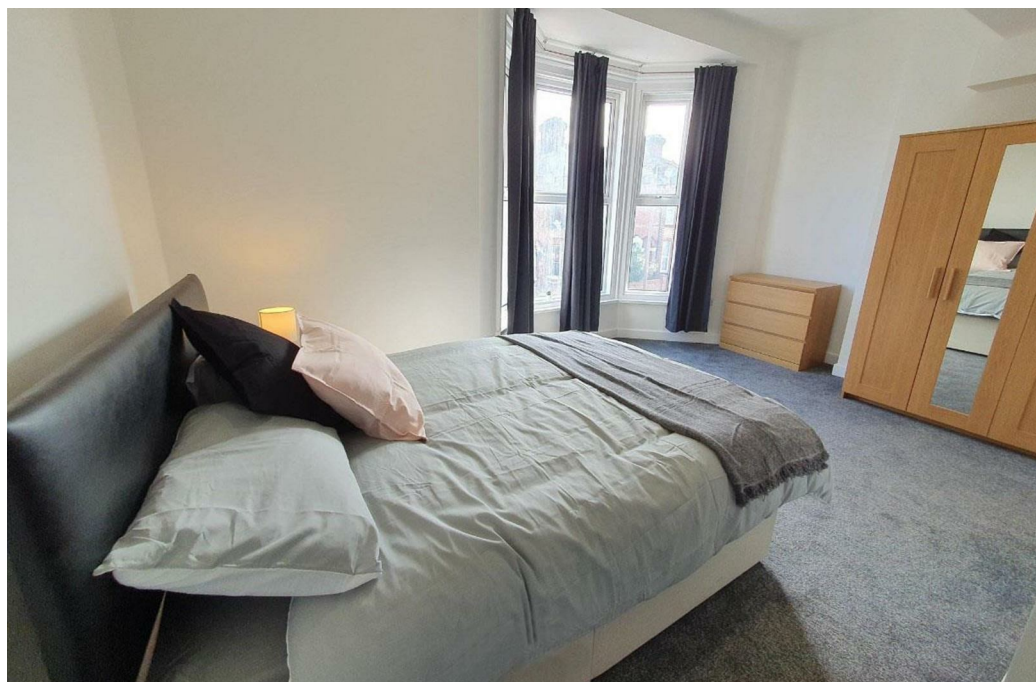
- LUXURY EN SUITE ROOM
- AUTOMATIC PASSIVE LIGHTING
- GAS CENTRAL HEATING
- PROFESSIONAL SHARERS HOUSE
- LARGE DESIGNED KITCHEN
- DOMESTIC BILLS INCLUDED
- ENCLOSED REAR GARDEN

35 Lawrence Road, Portsmouth PO5 1NU

* PROFESSIONAL SHARERS * BILLS INCLUDED * PRIVATE ENSUITE Bedroom in Shared House. New Era Agency introduce this very large bedroom benefiting from en-suite with modern living for professional sharers. The En-Suites have automatic mood lighting with modern utilities and furnishings. Situated in Lawrence Road these rooms have proven to be very popular. View the 360 Tour.



Council Tax Band: C



Entrance Hall :

Smooth finished walls and ceiling, power point, automatic communal lights stairs to upper floors.

ROOM 3

Smooth finished walls and ceiling, 4 x double electric sockets with USB ports, radiator with TRV, Double Glazed Bay window to front elevation, steel grey pile carpet, Double Bed, wardrobe, chest of drawers, entrance to En-Suite Shower Room

En-Suite Shower Room :

Three piece suite comprising of a close coupled flush W.C, pedestal wash hand basin with mixer taps, electric shower housed in a walk in cubicle behind a concertina door, PVC panelled ceiling, smooth finished and designer tiled walls, plumbed and heated towel rail, extractor fan, LED mood lighting, wall mounted mirror with built in LEDs, silver birch poly slip flooring

Communal Dining Area :

Smooth finished walls and ceiling, Double Glazed window to side aspect, radiator, power points with USB ports, bevel edge timber effect flooring, opening to Kitchen area

Kitchen Area :

Housing 2 x stainless steel sinks and drainers recessed into worktops, matching gloss white soft stop cupboards and drawers with granite effect worktops over, 2 x washing machines, 2 x full standing 50/50 fridge / freezers, 2 built in electric fan assisted ovens with 2 x separate gas hobs recessed into work tops with twin hoods over, metro white and grey flecked tiled splash backs, power points with USB ports, under unit surface lighting, plinth LED lighting, Double Glazed window, Double Glazed double doors to Garden, ceiling mounted LED lighting, silver birch poly slip flooring, double glazed doors providing views and access to rear garden

Garden :

Walled and landscaped with paving.

AGENTS NOTES

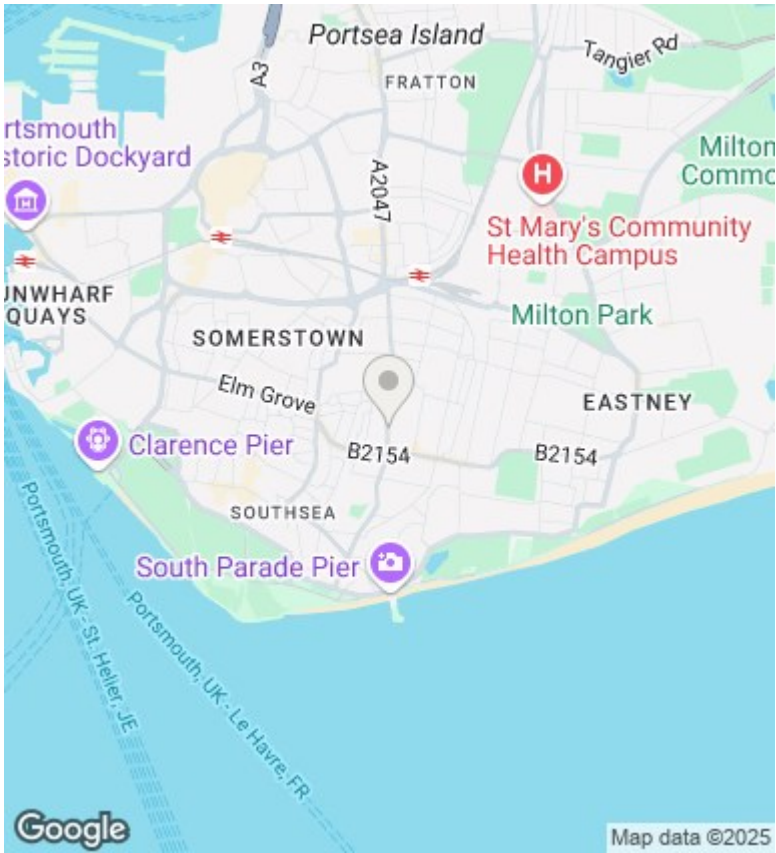
Building Council Tax band - C
EPC - D

Please note that the photos and tour were taken prior to tenancy commencement and are to represent the style of the room only. We urge you to inspect the room for layout and furnishings prior to any contractual obligation.

AGENTS NOTES

The photos supplied here are of another of our properties which this will be of the same finish, furniture and fixtures. The differences will be the en-suite tiles and upgraded LED Mirrors which can be viewed now, also the kitchen layout will differ but can be verified at the viewing.

At this stage, the furniture will be identical apart from the colour



Directions

Viewings

Viewings by arrangement only. Call 02392 811854 to make an appointment.

Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	