



## 11 SEDGLEY CLOSE


SOUTHSEA, PO5 4PG

£1,500 PCM

\*GREAT LOCATION\* STUDENT PROPERTY : 2024/2025 : A FOUR DOUBLE BEDROOM MAISONETTE, within 7-8 MINUTES WALK FROM THE UNIVERSITY. The property comprises of an OPEN PLAN LOUNGE/DINER with APPLIANCES, DOWNSTAIRS W.C, UPSTAIRS MODERN BATHROOM with SHOWER OVER and the benefit of GAS CENTRAL HEATING and DOUBLE GLAZING. EXCELLENT LOCATION.





Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	65
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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