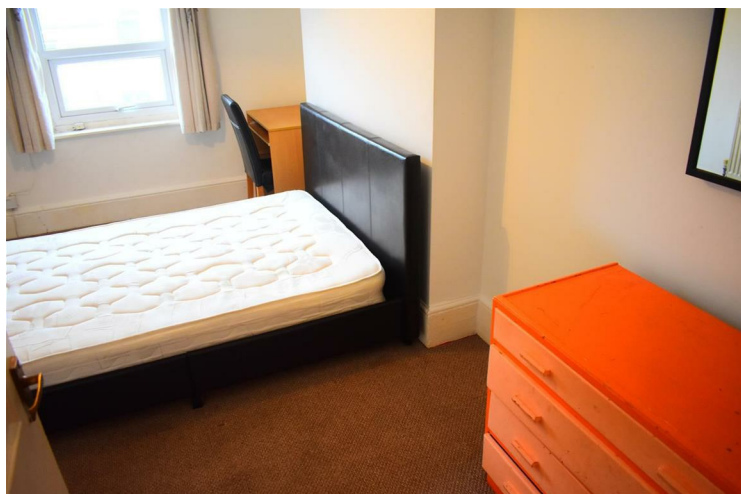




## 9 Elphinstone Road Southsea

£950 PCM

TOP FLOOR TWO BEDROOM PROPERTY, situated just off of OSBORNE ROAD and PALMERSTON SHOPPING CENTRE, with its ABUNDANCE of BARS and RESTAURANTS with SOUTHSEA SEAFRONT in the locality. The property comprises of TWO BEDROOMS, LOUNGE, FITTED KITCHEN, MODERN BATHROOM with SHOWER OVER BATH. This WELL MAINTAINED FLAT has the BENEFIT of GAS CENTRAL HEATING and DOUBLE GLAZING. View early to AVOID DISAPPOINTMENT.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<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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