



## 72 HAROLD ROAD


SOUTHSEA, PO4 0LS

£2,500 PCM

STUDENT PROPERTY : 2024/2025 : ALL BILLS INCLUDED ; HIGH STANDARD FIVE DOUBLE BEDROOM HOUSE, situated off the popular ALBERT ROAD with its's ABUNDANCE OF BARS, RESTAURANTS and UNIQUE SHOPS. The property comprises of a COMMUNAL LOUNGE, TWO BATHROOMS with SHOWERS, FITTED KITCHEN and a PAVED GARDEN WITH STORAGE SHED FOR BIKES ETC. GAS CENTRAL HEATING and DOUBLE GLAZING an advantage.





| 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>                            |   | <b>82</b> |
| (55-68) <b>D</b>                            | <b>69</b>   |           |
| (39-54) <b>E</b>                            |   |           |
| (21-38) <b>F</b>                            |   |           |
| (1-20) <b>G</b>                             |   |           |
| 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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