



## 99-101 ALBERT ROAD

PORTSMOUTH, PO5 2SG


£1,100 PCM

We are delighted to welcome to the market this TWO BEDROOM FLAT. situated in the vibrant ALBERT ROAD with its ABUNDANCE of BARS and RESTAURANTS and UNIQUE SHOPS. The property comprises of a BRIGHT LOUNGE, FITTED KITCHEN with BUILT-IN ELECTRIC HOB AND OVEN, SPACE FOR FRIDGE/FREEZER, PLUMBING FOR WASHING MACHINE, SHOWER ROOM with SINK UNIT, W.c., and a HEATED TOWEL RAIL. This property has the BENEFIT of GAS CENTRAL HEATING, DOUBLE GLAZING and VINYL LAID THROUGHOUT.

VIEW EARLY TO AVOID DISAPPOINTMENT.





| 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>                                   | 62  | 62        |
| (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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