



99-101 ALBERT ROAD

PORTSMOUTH, PO5 2SG

£1,300 PCM

TWO BEDROOM FIRST FLOOR FLAT maintained to a HIGH STANDARD, The property comprises of a BRIGHT LOUNGE, FITTED KITCHEN with BUILT-IN ELECTRIC OVEN/HOB, SPACE FOR FRIDGE FREEZER/PLUMBING FOR WASHING MACHINE, MODERN BATHROOM with MIXER TAP SHOWER OVER BATH and a HEATED TOWEL RAIL. BOTH LOUNGE and MAIN BEDROOM have DOUBLE GLAZED DOORS to DECKED BALCONIES OVERLOOKING ALBERT ROAD. The property has the BENEFIT of GAS CENTRAL HEATING, 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		
(55-68) D	66	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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