

TO
LET

£700 PCM

Canal Walk, Portsmouth, PO1 1LG



HIGHLIGHTS

- ❖ STUDENT EN SUITE ROOM
- ❖ HALLS OF RESIDENCE
- ❖ 17 FURNISHED ROOMS
- ❖ 11 ENSUITE ROOMS
- ❖ 60 M2 LOUNGE-KITCHEN
- ❖ WEEKLY COMMUNAL CLEANER
- ❖ CITY CENTRE LOCATION
- ❖ HIGH SPEED WIFI INCLUDED
- ❖ 10 MONTH CONTRACT
- ❖ ALL BILLS INCLUDED

****EN SUITE STUDENT ROOM, ALL BILLS INCLUDED****

Weston Court, a brand new 17 bedroom Halls of Residence which has been converted to offer modern living, on the doorstep of The City Centre.

Weston Court is brand new accommodation which is ready for occupation in August and offers secure living environment within walking distance to the City Centre, Local transport links and University buildings.

The building sees 17 rooms, with 11 ensuite and some fantastic communal facilities, including a 60m2 Kitchen/Lounge with multiple ovens and integrated appliances, laundry room, dining room, high speed wifi, secure bicycle store and an enclosed rear garden

It is very rare that this standard of accommodation is in such a wonderful location should become available. To have the option of such a quality finish within such a requested location we strongly advised booking a viewing to secure your room of choice.

****PLEASE NOTE, PHOTOS SHOWN ARE NOT OF THE EXACT ROOM BUT OF ONE SIMILAR****





1ST FLOOR
170 sq.ft. (15.8 sq.m.) approx.



TOTAL FLOOR AREA: 170 sq.ft. (15.8 sq.m.) approx.
Notes and disclaimers: This floor plan is intended to provide a general overview of the property. Measurements of areas, volumes, weights and other figures are approximate and are not intended to be used for any legal purposes or transactions. The plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, quality and availability of materials have not been tested and the plan does not show the quantity of different types of goods. (Map data ©2024)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	55
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

