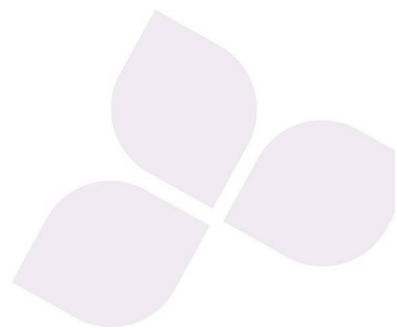


**TO
LET**

£1,400 PCM

Enterprise House, Isambard Brunel Roc
PO1 2RX



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ CENTRAL LOCATION
- ❖ OPEN PLANNED LIVING AREA
- ❖ FURNISHED
- ❖ CITY CENTER LOCATION
- ❖ MINUTES FROM TRAIN STATION
- ❖ WELL PRESENTED
- ❖ AVAILABLE TO STUDENTS
- ❖ AVAILABLE LATE AUGUST /
SEPTEMBER 2025

****ALL BILLS INCLUDED, CITY CENTRE, IDEAL FOR STUDENTS****

We are delighted to welcome to the market this two bedroom flat in the sought after location of Central Portsmouth.

Enterprise House is a development of apartments which boast a high quality modern finish throughout, with high gloss kitchens and contemporary bathrooms.

The location is a stones throw from Portsmouth's main train station and is in walking distance to the University of Portsmouth, city centre and the popular Guildhall Walk strip of bars and restaurants.

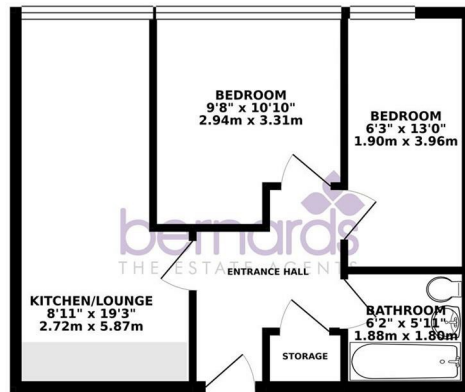
Please note that the floorplan indicates the example layout, actual layout may vary. The electricity bills are included but will be capped at a fair usage of £100 per calendar month. Tenants are liable for council tax should they not hold a student status *

Situated perfectly for students or professionals

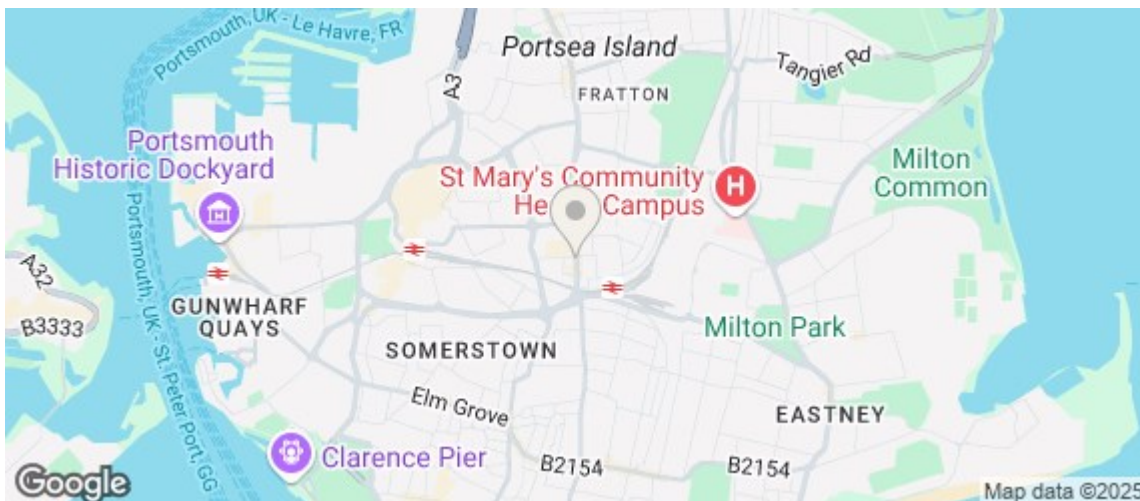




GROUND FLOOR 430.68 sq. ft.
(40.01 sq. m.)



TOTAL FLOOR AREA: 430.68 sq. ft. (40.01 sq. m.) approx.
When other properties have been made available for viewing at the property, the floor plan is not intended to be used as a guide to the actual layout of the property. The floor plan is provided as a guide only and does not constitute a contract. The floor plan is provided as a guide only and does not constitute a contract. The floor plan is provided as a guide only and does not constitute a contract. The floor plan is provided as a guide only and does not constitute a contract.



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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

