

TO  
LET

£1,200 Per Calendar Month

Landport Terrace, Portsmouth, PO1 2RQ



## HIGHLIGHTS

- ❖ TWO BEDROOM, UPPER GROUND FLOOR APARTMENT
- ❖ NEWLY DECORATED THROUGHOUT
- ❖ MODERN KITCHEN & BATHROOM
- ❖ OFF STREET PARKING
- ❖ UNFURNISHED
- ❖ AVAILABLE NOW
- ❖ GREAT LOCATION
- ❖ CLOSE TO CITY CENTER

### \*\*OFF ROAD PARKING\*\*

Nestled in the desirable area of Landport Terrace, Portsmouth, this charming upper ground floor flat offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for individuals, couples, or small families seeking a comfortable home.

Upon entering, you will be greeted by a spacious reception room that is both inviting and versatile, providing an ideal space for relaxation or entertaining guests. The flat has been newly decorated throughout, ensuring a fresh and modern feel. The newly fitted kitchen is a standout feature, equipped with contemporary fixtures and ample storage, making it a joy for any home cook.

The property boasts one well-appointed bathroom, designed for convenience and comfort. Additionally, the flat benefits from off-road parking for one vehicle, a valuable asset in this bustling area.

This unfurnished flat allows you the freedom to personalise your living space to suit your style and preferences. With its excellent location, you will find yourself within easy reach of local amenities, transport links, and the vibrant culture that Portsmouth has to offer.

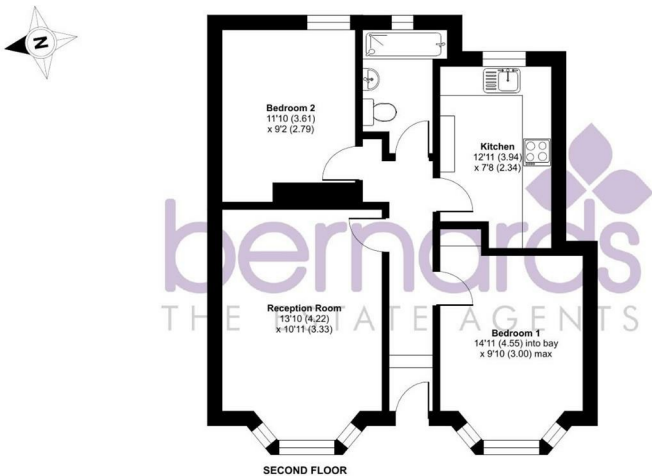
In summary, this well-presented two-bedroom flat on Landport Terrace is an excellent opportunity for those looking for a modern and comfortable home in a sought-after location. Do not miss the chance to make this delightful property your own.



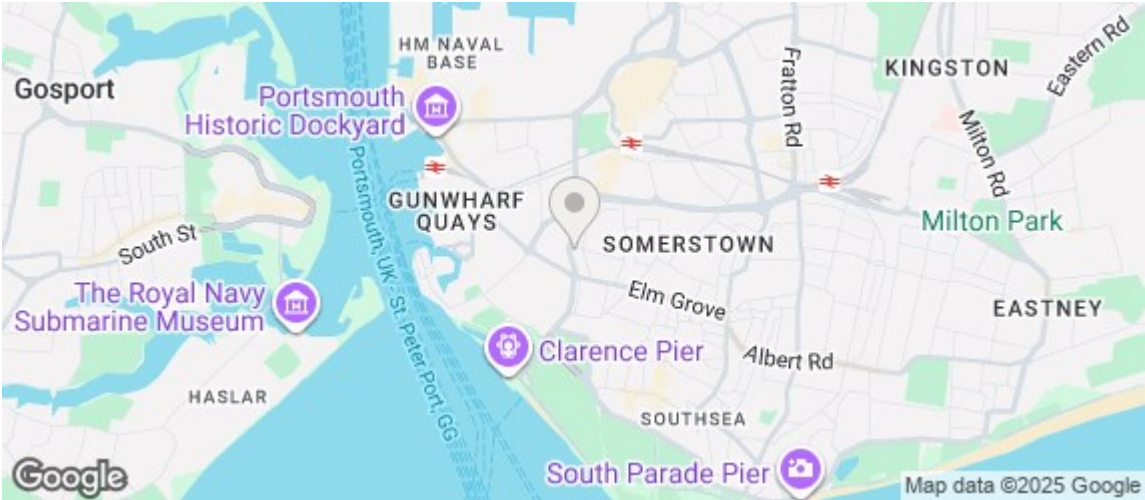


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Approximate Area = 621 sq ft / 57.7 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Bernards Estate and Letting Agents Ltd. REF: 1377943. © richreem 2025.



| 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>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

