



Price

£1,250 PCM

Fees Apply



Available 30/07/22

Emsworth Road
Portsmouth PO2

cubitt&west
Helping you move forwards



Main Features

- **VIEWING A MUST**
- **Bookings Only, Limited Spaces**
- **Transport Links Close By**
- **Beautifully presented**
- **Local Amenities Close By**
- **Gas Central Heated**

Accommodation

- Lounge/Diner** 22'04 x 12'11
- Kitchen** 10'02 x 7'10
- Sun Room** 8'11 x 7'05
- Bedroom 1** 13'00 x 11'00
- Bedroom 2** 11'00 x 10'02
- Bedroom 3** 7'05 x 5'11
- Shower Room** 5'05 x 5'02



Deposit required is £1,442.31
City of Portsmouth - Council Tax Band Tax Band B

Renting a property is a big commitment and we recommend that you visit the local authority website and these websites which offer helpful information and advice about letting

www.gov.uk/government/publications/how-to-rent

www.gov.uk/private-renting

www.cubittandwest.co.uk/renting/tenancy-fees-individuals/

www.gov.uk/green-deal-energy-saving-measures

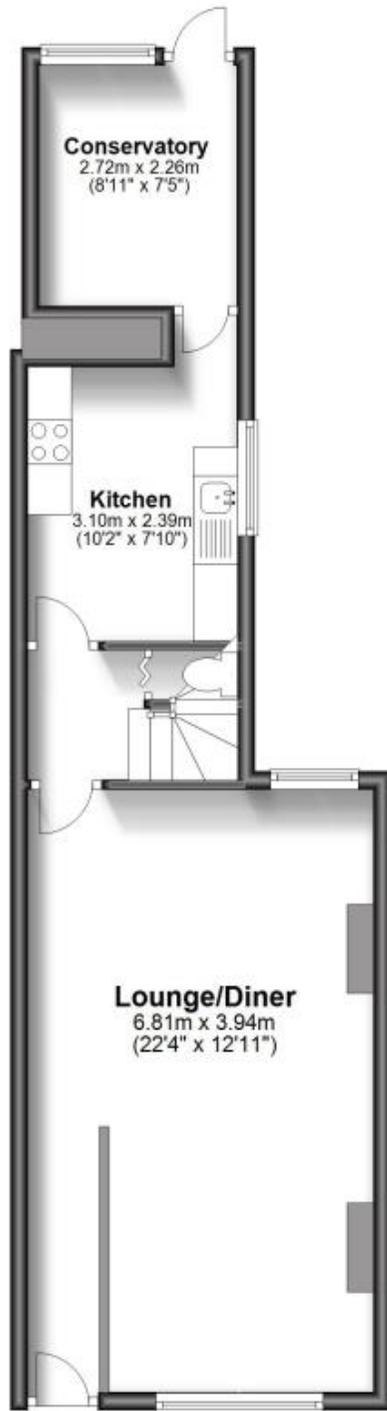
Call Portsmouth 023 92653157 ■ cubittandwest.co.uk

IMPORTANT INFORMATION: Please contact our Lettings Team who will confirm the total costs involved in renting this property. For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Cubitt & West, 2015. Cubitt & West is a trading name of Arun Estates Limited Registered in England No. 2597969



Ground Floor

Approx. 44.7 sq. metres (481.2 sq. feet)



First Floor

Approx. 39.9 sq. metres (429.5 sq. feet)



Total area: approx. 84.6 sq. metres (910.7 sq. feet)