



£725 PCM

Isambard Brunel Road, Portsmouth

**bernards**  
THE ESTATE AGENTS



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

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.

This property is offered part furnished (bed and sofa) with white goods included. Available immediately!



**CALL TODAY TO ARRANGE A  
VIEWING 02392 864 974**

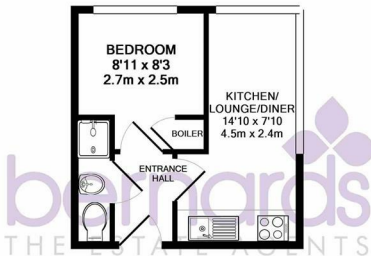
- MODERN APARTMENT
- ONE BEDROOM, STUDIO APARTMENT
- IDEAL STUDENT RENTAL
- CLOSE TO TRAIN STATION
- CLOSE TO UNIVERSITY
- AVAILABLE NOW
- MODERN THROUGHOUT
- STORAGE
- WHITE GOODS INCLUDED
- A MUST VIEW

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TAKE A LOOK INSIDE....



TOTAL APPROX. FLOOR AREA 209 SQ.FT. (19.4 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	58	58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		