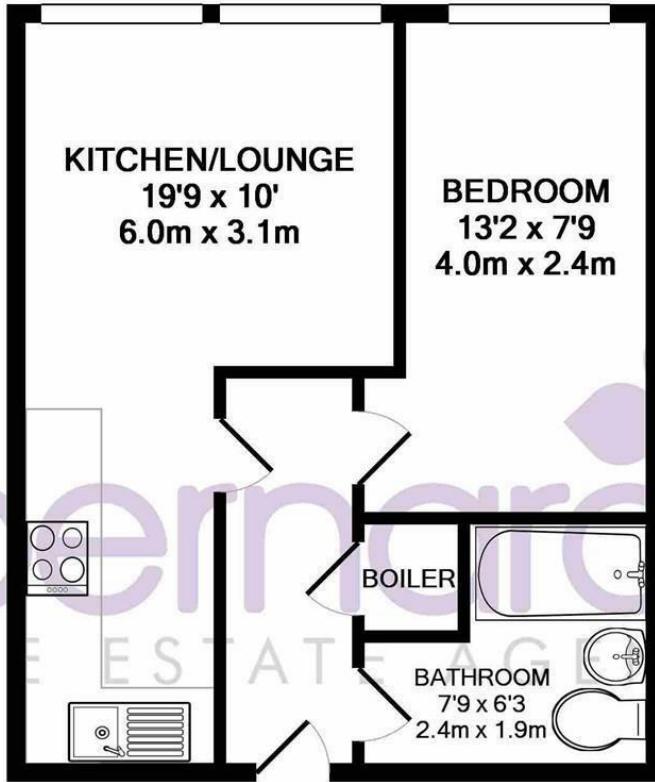


TO  
LET

£850 PCM

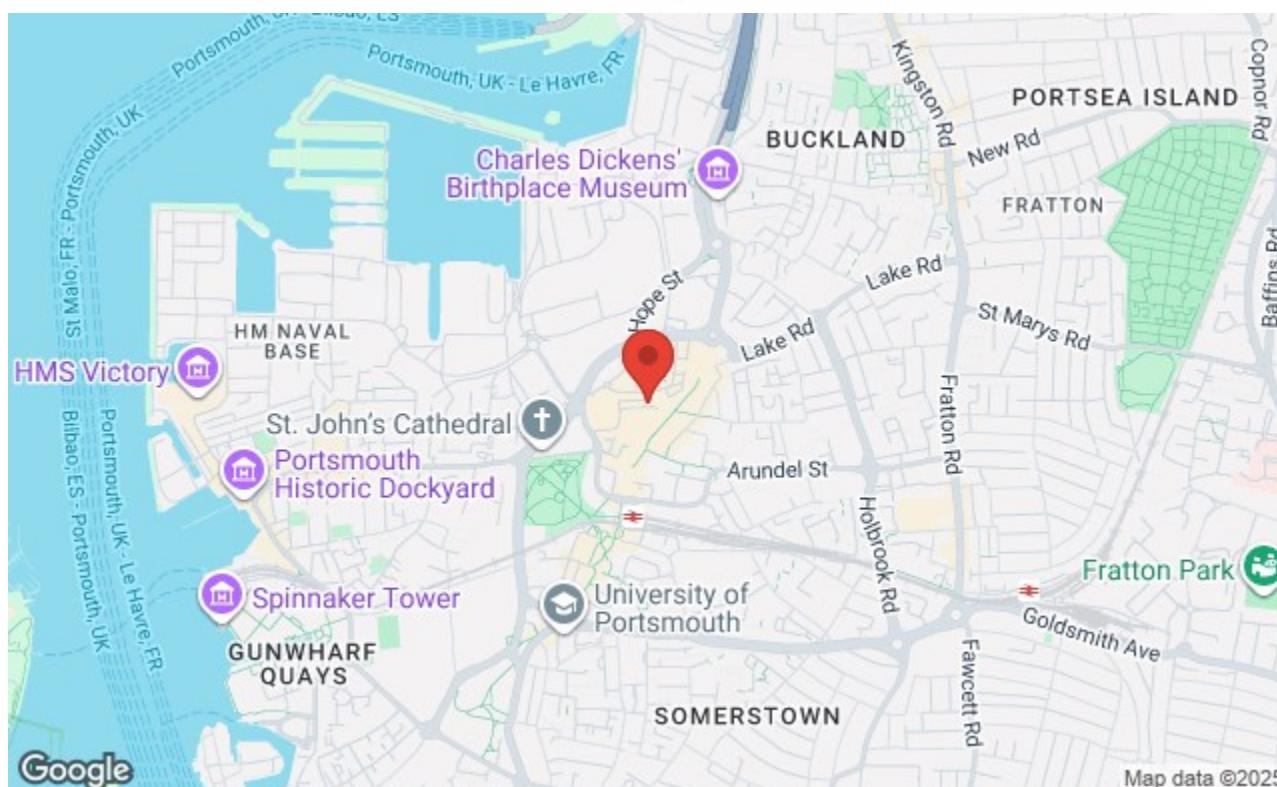
Enterprise House, PO1 2TR

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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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## HIGHLIGHTS

- AVAILABLE NOVEMBER
- ONE BEDROOM APARTMENT
- MODERN KITCHEN
- MODERN BATHROOM
- CLOSE TO UNIVERSITY
- CENTRAL LOCATION
- CLOSE TO LOCAL SHOPS AND TRAIN STATION
- PART FURNISHED
- STUDENTS OR PROFESSIONALS WELCOME

### CITY CENTER LOCATION

Welcome to this charming one-bedroom apartment located in the heart of the city at Enterprise House on Isambard Brunel Road. This purpose-built flat offers a perfect blend of comfort and convenience, making it an ideal choice for professionals, students, or anyone seeking a vibrant urban lifestyle.

As you enter the apartment, you will find a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The bedroom is thoughtfully designed to ensure a peaceful retreat, while the bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is its prime city centre location. You will be just a stone's throw away from the local train station,

making commuting a breeze. Additionally, the proximity to the university, shops, nightclubs, and restaurants means that everything you need is within easy reach. Whether you fancy a night out or a quiet evening in, this location has it all.

The apartment is offered furnished, allowing you to move in with ease and start enjoying your new home right away. With its combination of modern living and an unbeatable location, this one-bedroom flat is a fantastic opportunity not to be missed. We invite you to come and experience the vibrant lifestyle that awaits you in this delightful property.

\*please note, photos shown are not of the exact flat but of a similar unit\*

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# PROPERTY INFORMATION

## BEDROOM

Bedroom consisting of newly laid carpets, matte painted walls, radiator to wall, double glazed windows with full length blinds.

may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## KITCHEN/LOUNGE

Large lounge space with kitchenette area consisting of a range of matching, high gloss wall and base units with plumbing for washing machine, new hob and oven, extractor fan overhead, stainless steel sink and drainer unit, space for fridge freezer.



## BATHROOM

High quality modern bathroom suite comprising of low level w/c and hand wash basin, bath with shower over and glass shower screen, splashback tiling to walls, chrome heated towel rail.

## OUTSIDE

The university is a short walk away, and so are Portsmouth's main train station and shopping centre. You are also close to Portsmouth's other famous attractions such as HMS Victory, the Mary Rose and Gunwharf Quays.

## RIGHT TO RENT CHECKS

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

## COUNCIL TAX BAND: A

## TENANT FEES ACT 2019

As well as paying the rent, you



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