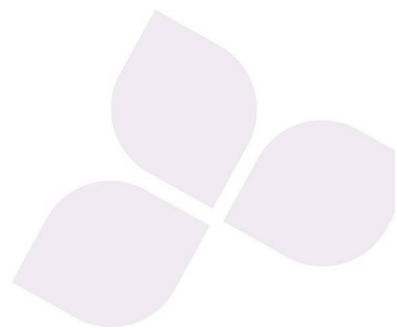


**TO  
LET**

£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 JULY / EARLY AUGUST 2026
- ❖ WATER + COMMUNAL WIFI INCLUDED

\*WATER & COMMUNAL WIFI INCLUDED, ALL OTHER BILLS PAYABLE SEPARATELY\*

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.

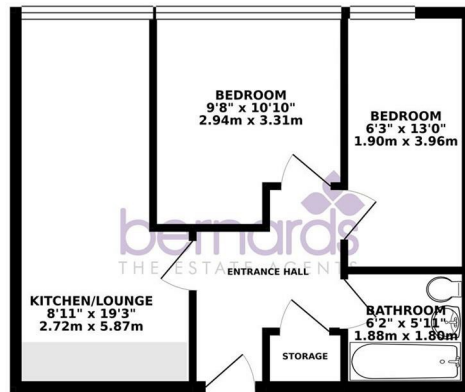
Please note that the floorplan indicates the example layout, actual layout may vary. Tenants are liable for council tax should they not hold a student status \*

Situated perfectly for students or professionals

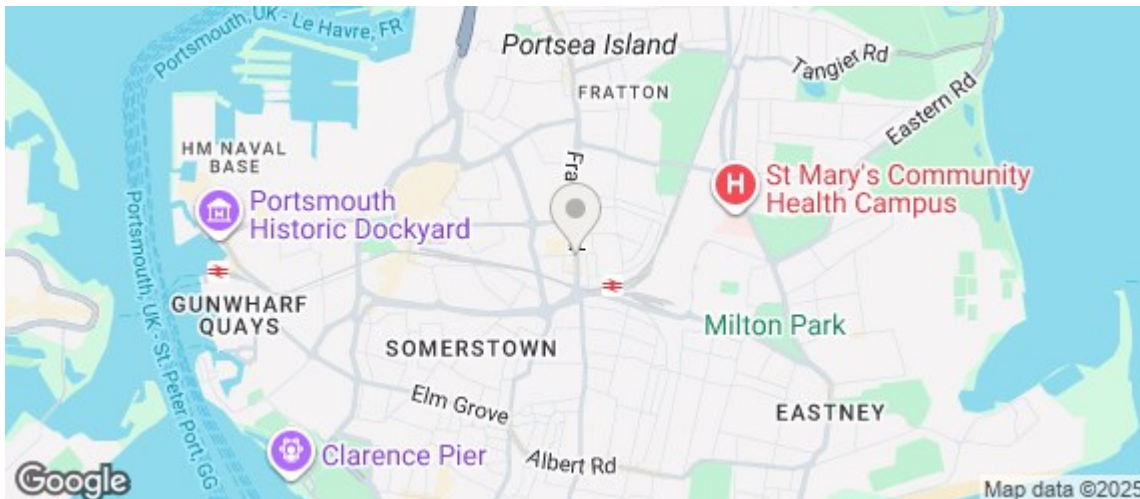




GROUND FLOOR 430.68 sq. ft.  
(40.01 sq. m.)



TOTAL FLOOR AREA: 430.68 sq. ft. (40.01 sq. m.) approx.  
When other figures have been made available in connection with this property, the figures contained herein, notwithstanding all other notices, shall stand as the final and authoritative figures for all purposes. The agent shall not be responsible for any errors, omissions or misstatements. The agent shall not be responsible for any errors, omissions or misstatements. The agent shall not be responsible for any errors, omissions or misstatements. The agent shall not be responsible for any errors, omissions or misstatements.



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

