

TO  
LET

£600 Per Calendar Month

Canal Walk, Portsmouth, PO1 1LG



## HIGHLIGHTS

- ❖ MODERN BUILDING
- ❖ HALLS OF RESIDENCE
- ❖ 17 FURNISHED ROOMS
- ❖ 11 ENSUITE ROOMS
- ❖ 60 M2 LOUNGE-KITCHEN
- ❖ WEEKLY COMMUNAL CLEANER
- ❖ CITY CENTRE LOCATION
- ❖ HIGH SPEED WIFI INCLUDED
- ❖ 11 MONTH TENANCY
- ❖ MODERN DECOR



\*\*\*ROOM TO RENT IN STUDENT HALLS OF RESIDENCE, SHARED BATHROOM\*\*\*

Bernards are delighted to introduce Weston Court, a brand new 17 bedroom Halls of Residence which has been converted to offer modern living, on the doorstep of The City Centre.

Weston Court is brand new accommodation which is ready for occupation in October 2021 and offers secure living environment within walking distance to the City Centre, Local transport links and University buildings.

The building sees 17 rooms, with 11 ensuite and some fantastic communal facilities, including a 60m2 Kitchen/Lounge with multiple ovens and integrated appliances, laundry room, dining room, high speed wifi, secure bicycle store and an enclosed rear garden

It is very rare that this standard of accommodation is in such a wonderful location should become available. To have the option of such a quality finish within such a requested location we strongly advised booking a viewing to secure your room of choice.

Please note, photos shown are not of the exact room but of one similar.



1ST FLOOR  
98 sq.ft. (9.1 sq.m.) approx.



TOTAL FLOOR AREA: 98 sq ft. (9.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.  
Made with Maplogix 1/2021



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>		48	55
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

