



## 28 ST. ANDREWS ROAD


SOUTHSEA, PO5 1ET

£975 PCM

ONE DOUBLE BEDROOM FLAT located off ELM GROVE and close to ALBERT ROAD with its ABUNDANCE of BARS, RESTAURANTS and UNIQUE SHOPS. The property on the FIRST FLOOR comprises of a LOUNGE with FITTED KITCHEN off with ELECTRIC COOKER and WASHING MACHINE, BATHROOM with SHOWER OVER, and the BENEFIT OF SLIM PANEL HEATERS and DOUBLE GLAZING. VIEW EARLY TO AVOID DISAPPOINTMENT





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(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 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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