



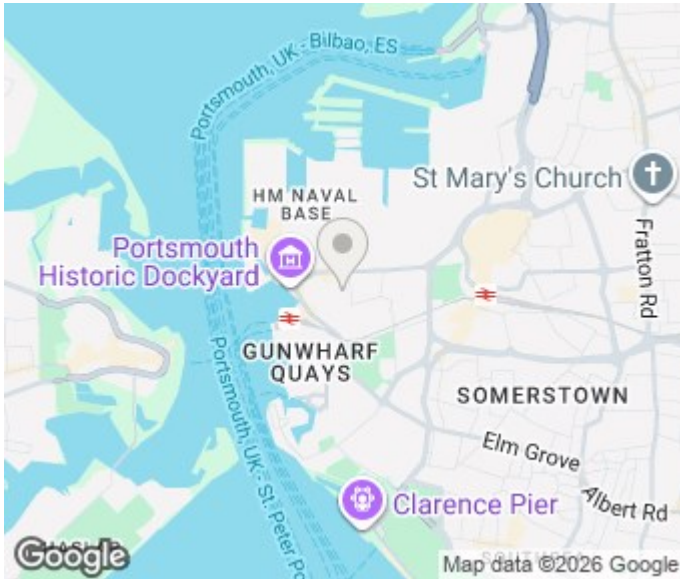
## 49 QUEEN STREET


PORTSMOUTH, PO1 3HW

£1,100 PCM

STUDENT PROPERTY 2026/27 : TWO DOUBLE BEDROOM GROUND FLOOR FLAT situated close to PORTSMOUTH DOCKYARD, UNIVERSITY and PORTSMOUTH TRAIN STATION. The property comprises of a LOUNGE, FITTED KITCHEN with BUILT-IN COOKER, WASHING MACHINE and FRIDGE FREEZER, BATHROOM with SHOWER OVER and has the BENEFIT of GAS CENTRAL HEATING and DOUBLE GLAZING.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	78
(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 	

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

Southsea Office Lettings  
 97 Albert Road  
 Southsea  
 Hampshire  
 PO5 2SG

02392 830888  
 lettings@christieuk.com  
 www.christieuk.com

