



## 2A ALLENS ROAD

PORTSMOUTH, PO4 0QB

£1,200 PER CALENDAR

A TWO BEDROOM FIRST FLOOR FLAT with ROOF TOP TERRACE and OFF ROAD PARKING has become available. Located off the ever popular ALBERT ROAD with its abundance of BARS, RESTAURANTS and UNIQUE SHOPS. This well maintained property has a GOOD SIZE LOUNGE, FITTED KITCHEN with BUILT-in GAS HOB and OVEN, SPACE for FRIDGE, FREEZER and WASHING MACHINE. The MODERN WHITE BATHROOM SUITE has a bath with the advantage of a SEPARATE SHOWER CUBICLE. OTHER BENEFITS INCLUDE GAS CENTRAL HEATING and DOUBLE GLAZNG. VIEW EARLY TO AVOID DISAPPOINTMENT.





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		
England & Wales	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

