



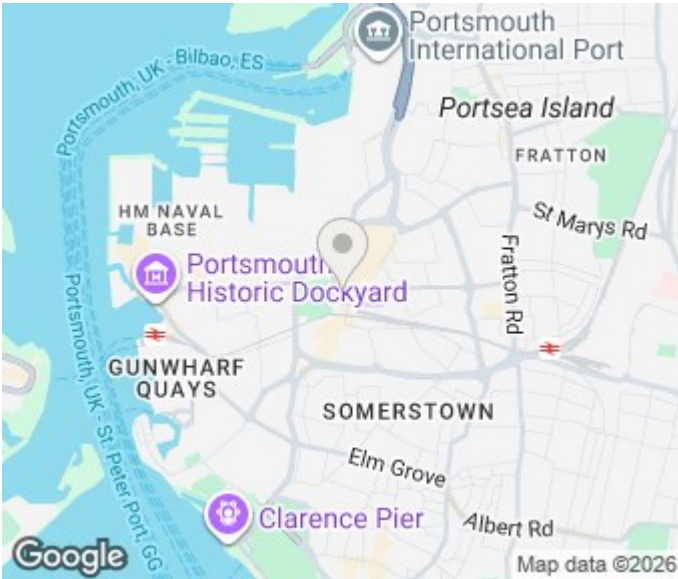
## 18A EDINBURGH ROAD

PORTSMOUTH, PO1 1DE

£550 PCM

CHRISTIES have to offer FOR LET, this ROOM with BILLS, located to the rear of CASCADES SHOPPING CENTRE, and within the IMMEDIATE VICINITY OF PORTSMOUTH UNIVERSITY and PORTSMOUTH and SOUTHSEA TRAIN STATION. The property comprises of OPEN PLAN BEDROOM/LOUNGE with KITCHEN AREA and an EN-SUITE SHOWER ROOM and the benefit of GAS CENTRAL HEATING.





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

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