



## R5, 49 ST. PIRANS AVENUE PORTSMOUTH, PO3 6JE

**£700 PER MONTH**

**\*\*FULLY FURNISHED\*\*ALL BILLS INCLUDED\*\*ALL EN-SUITE ROOMS\*\*BEAUTIFUL CO-LIVING CONVERSION\*\*** LUMI Lettings are delighted to introduce this brand new co-living conversion in Baffins, available to move in February. Offered fully furnished and with all bills included, this spacious house has been beautifully designed and is well-equipped for local professionals. All bedrooms are double rooms with en-suite showers and are furnished with a double bed, wardrobe, desk and chair, and a wall-mounted flat-screen TV; each floor equipped with boosted wi-fi to cater for those working from home. Call now to arrange your appointment to view.

**LUMI**



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