

£1,200 Per Calendar Month

London Road, Portsmouth PO2 9HW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUNNING MAISONETTE
- ❖ COUNCIL TAX BAND A
- ❖ EPC RATING C
- ❖ DEPOSIT £1440.00
- ❖ AVAILABLE 25TH JULY
- ❖ UNFURNISHED
- ❖ PARKING
- ❖ GAS CENTRAL HEATING

Stunning Two bedroom first floor
Maisonette to rent in London
Road, Hilsea.

This lovely home is beautifully
decorated throughout and boasts
a large living room, two spacious
bedrooms, modern kitchen with
white goods and a rear garden.
The home is offered on an
unfurnished basis and will be
available from the end of July.

Please call now to arrange your
viewing.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk





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PROPERTY INFORMATION

Tenants fees act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

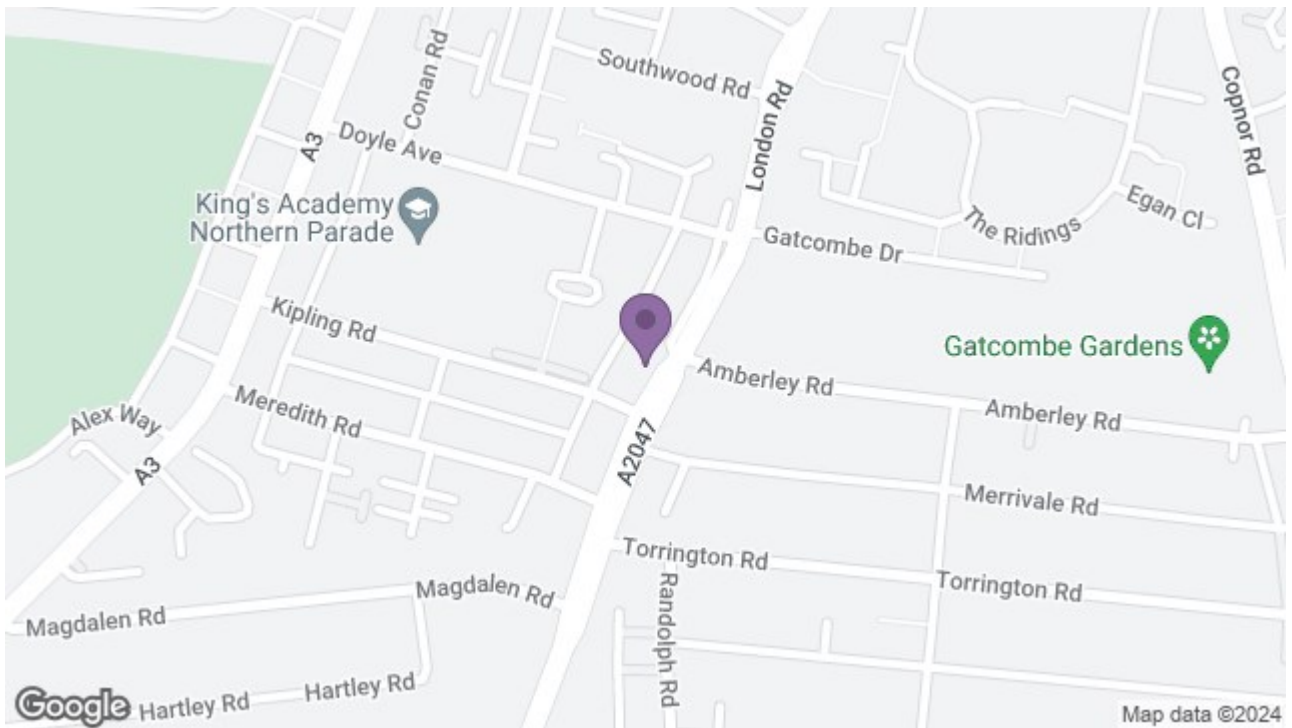
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);

- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(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	





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