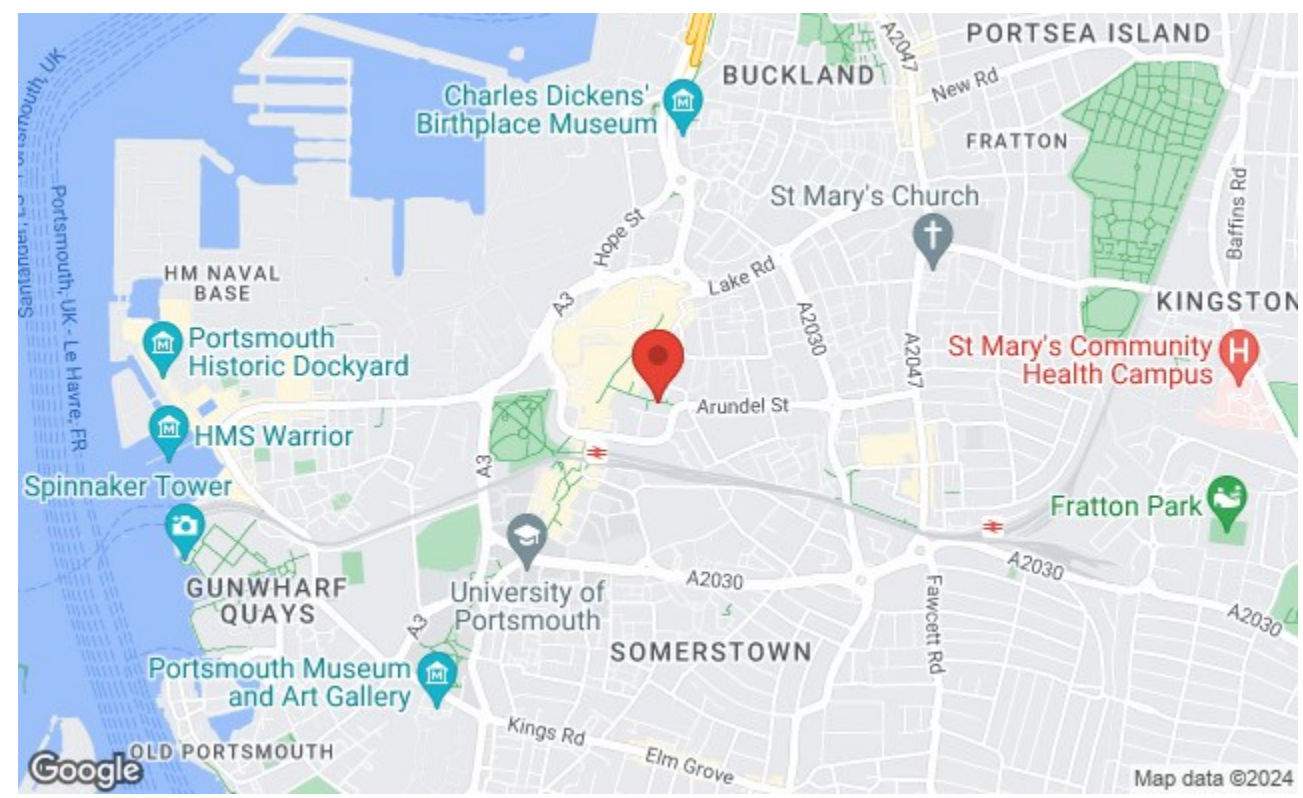


TO LET

£1,000 PCM

34-54 Arundel Street, Portsmouth PO1 1NL



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HIGHLIGHTS

- ❖ AVAILABLE AUGUST
- ❖ TWO BEDROOM
- ❖ MODERN BATHROOM
- ❖ MODERN KITCHEN
- ❖ CLOSE TO LOCAL SHOPS
- ❖ SPACIOUS THROUGHOUT
- ❖ WALKING DISTANCE TO UNI
- ❖ CENTRAL LOCATION
- ❖ DOUBLE GLAZING
- ❖ WALKING DISTANCE TO TRAIN STATION

We are delighted to welcome to the market this two bedroom flat in the sought after location of central Portsmouth. Close to local shops and amenities with excellent transport links.

The property offers one double bedroom and a second smaller bedroom, large open plan lounge/kitchen with modern flooring throughout. Boasting a fantastic modern finish, double glazing throughout and electric central heating, this property really does have everything.

Available August 2024
Please note all photos advertised may not be the specific flat and are examples of how the property will be finished.

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



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



PROPERTY INFORMATION

BEDROOM ONE

13'07" x 8'03" (4.14m x 2.51m)
UPVC double glazed windows ,
oak laminate flooring and oak
wood doors, 1x radiator.

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

BEDROOM TWO

UPVC double glazed windows ,
oak laminate flooring and oak
wood doors, 1x radiator.

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:

KITCHEN/LOUNGE

20'09" x 7'02" (6.32m x 2.18m)
Open plan, Upvc double glazed
windows to rear elevation, oak
laminate flooring and oak wood
doors, 1x radiator, range of
matching wall and base units,
electric oven.

- 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);

BATHROOM

8'02" x 5'08" (2.49m x 1.73m)
Three piece bathroom suite, tiled
shower to ceiling, half tiled wall
surround, heated towel rack,
inset spotlights.

- 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.

STORAGE CUPBOARD

Storage cupboard with electric
boiler enclosed.

RIGHT TO RENT CHECKS

Each applicant will be subject to
the right to rent checks. This is a
government requirement since
February 2016. We are
required to check and take a
copy of the original version of
acceptable documentation in
order to adhere to the Right to
rent checks. This will be carried
out at referencing stage. Please
speak to a member of staff for
acceptable Identification.

REMOVAL QUOTE

As part of our drive to assist
clients with all aspects of the
moving process, we have
sourced a reputable removal
company. Please ask a member
of our sales team for further
details and a quotation.

TENANT FEES ACT 2019

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		53	53
(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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