

£650 PCM

Curtis Mead, Portsmouth PO2 0UY



HIGHLIGHTS

- ❖ ROOM
- ❖ AVAILABLE NOW
- ❖ FURNISHED
- ❖ BILLS INCLUDED
- ❖ PROFESSIONALS
- ❖ COUNCIL TAX BAND C
- ❖ WHITE GOODS INCLUDED

****ROOM TO RENT****AVAILABLE NOW****

We are pleased to bring to the market this modern spacious room to rent suitable for single professionals.

The property is completely furnished, offerings of a double bed, mattress, wardrobe, TV, desk and a chair. Located outside of the

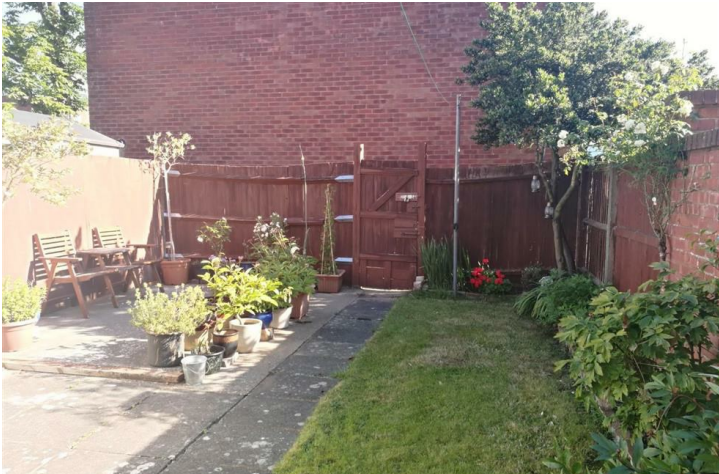
room will be the downstairs toilet and a three piece bathroom upstairs which is shared. The property has a modern fitted kitchen with access to the fridge freezer, washing machine and tumble dryer.

The property is available now and will include all **BILLS**.

Please call to arrange a viewing **ASAP!**

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





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



PROPERTY INFORMATION

Tenant 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.

Right to Rent

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.

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	





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

