

£1,550 PCM

Highbury Grove, Portsmouth PO6
2RN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Highbury Estate
- ❖ Three Bedrooms
- ❖ Two Reception Rooms
- ❖ Separate Kitchen
- ❖ Naturally Decorated
- ❖ Unfurnished
- ❖ Close to Local Shops
- ❖ Close to Transport Links
- ❖ Available August 2024
- ❖ A Must View

Welcome to this mid-terrace house located in the sought-after Highbury Grove, Portsmouth. This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms, there is ample space for a growing family or for those in need of a home office.

This well-presented home, offers a comfortable and inviting atmosphere for you to make your own. The property comes unfurnished.

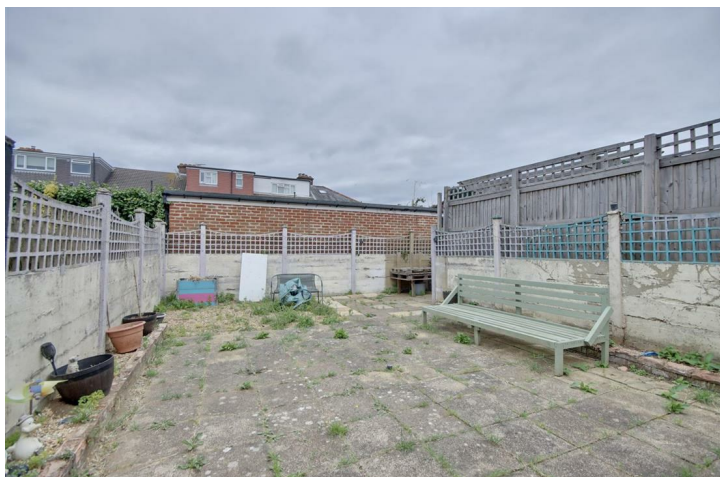
Situated in the desirable Highbury location,

you'll find yourself in a vibrant neighbourhood with easy access to local amenities, schools, and transport links. Whether you're looking to enjoy a peaceful evening in the comfort of your new home or explore the bustling city life, this property offers the best of both worlds.

Don't miss out on the opportunity to make this house your home. Available from August, this property is ready and waiting for you to move in and start creating lasting memories. Contact us today to arrange a viewing and take the first step towards your new beginning in this wonderful property on Highbury Grove.

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

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.

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 e.g. 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.

Council Tax Band C

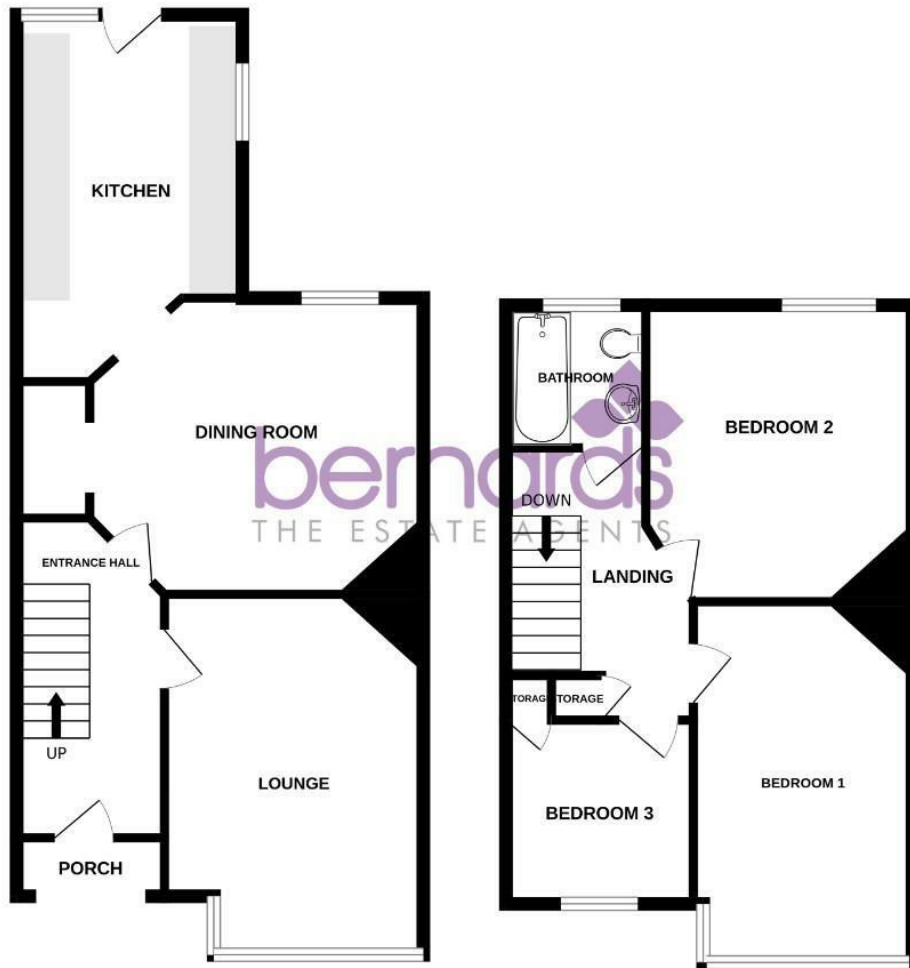


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



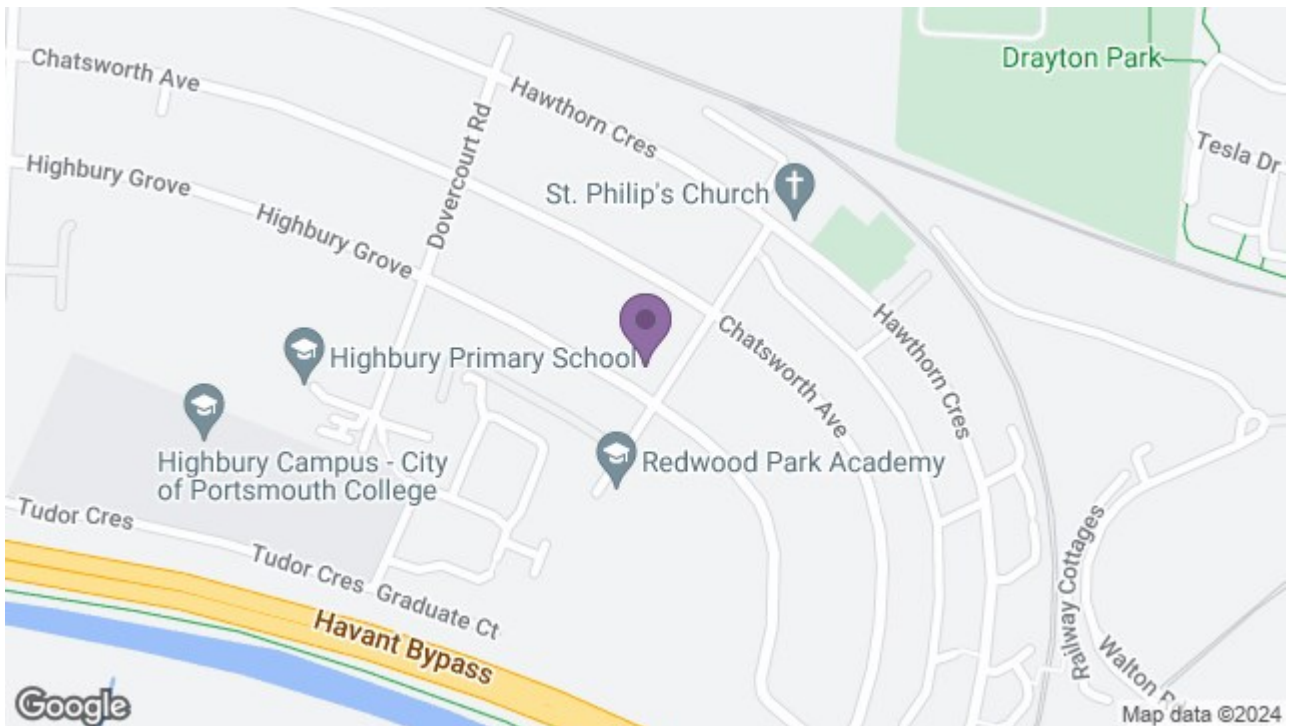
GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 1025 sq.ft. (95.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



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

