

1ST FLOOR  
110 sq.ft. (10.3 sq.m.) approx.



TOTAL FLOOR AREA : 110 sq.ft. (10.3 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.  
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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



£600 PCM

Canal Walk, Portsmouth PO1 1LG



## HIGHLIGHTS

- ❖ ROOM TO RENT WITH SHARED BATHROOM
- ❖ STUDENT HALLS OF RESIDENCE
- ❖ ALL BILLS INCLUDED
- ❖ SHORT WALK TO CITY CENTER
- ❖ 60 M2 LOUNGE-KITCHEN
- ❖ WEEKLY COMMUNAL CLEANER
- ❖ CITY CENTRE LOCATION
- ❖ HIGH SPEED WIFI INCLUDED
- ❖ 11 MONTH CONTRACT
- MODERN DECOR

**\*\*STUDENT HALLS OF RESIDENCE, ALL BILLS INCLUDED\*\***

Welcome to Weston Court, offering rooms to rent located on the doorstep of the city center. The accommodation offers a range of rooms including en suite, or non en suite options. If you opt for a non en suite room, you only share the bathroom with one other resident!

The bedrooms offer a comfortable living space to unwind and get a restful night's sleep. The bathrooms are well-appointed, providing convenience and comfort. Each room is equipped with convenient furnishings including double beds, desks, wardrobes and TVs making this accommodation ready to move into!

There is a spacious communal area offering seating, TV's, dining area and kitchen. The laundry room offers free of charge washing

facilities, and there is a garden to enjoy on those Summer days!

Situated in a prime location, this property offers easy access to local amenities, Portsmouth University, and transport links, making it ideal for those seeking convenience and ease. If you are a student looking to find somewhere to call home, this property is sure to meet your needs!

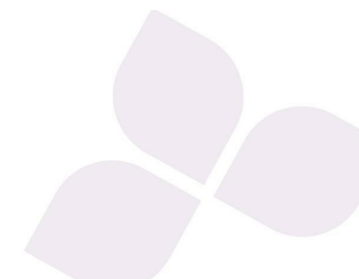
All bills are included within the rent, and units are available to let to Portsmouth University Students only.

\*Please note, photos shown are not that of the exact room, but of a unit type similar. You will be shown your room upon viewing/ virtual viewing\*

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## PROPERTY HIGHLIGHTS

Newly Created 17 Bedroom Student Hall of Residence  
 Brand New for 2021/22 Academic year  
 10 Month Contract Payable  
 60M2 Lounge - Kitchen Area  
 Separate Laundry  
 Secure Cycle Store  
 Dining Room  
 Enclosed Rear Garden  
 11 En-suite Rooms  
 High Speed Wi-fi  
 Fully Furnished  
 Modern Décor  
 Weekly Communal Area  
 Cleaning  
 Located very close to the City Centre/Guildhall/etc

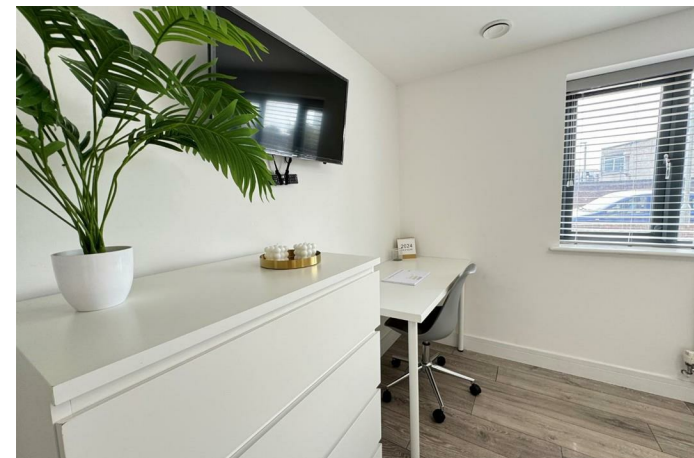
## TENANT FEES ACT 2019

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.



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	
EU Directive 2002/91/EC	
England & Wales	

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