

PENTHOUSE
1074 sq. ft. (99.8 sq. m.), approx.



TOTAL FLOOR AREA - 1074 sq. ft. (99.8 sq. m.) approx.
 Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, 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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£1,600 PCM

Vectis Way, Portsmouth PO6 3FW



HIGHLIGHTS

- ❖ LUXURY PENTHOUSE
- ❖ MODERN LIVING
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ RESIDENT PARKING SPACES
- ❖ OPEN PLAN LIVING ACCOMMODATION
- ❖ BUILT IN WARDROBES
- ❖ UNFURNISHED
- ❖ AVAILABLE SEPTEMBER
- HIGH SPECIFICATION

We are delighted to welcome a true rarity to the rental market, this exquisite 3 bedroom penthouse, located in close proximity to QA Hospital, as well as many shops and amenities.

This former Bank has been tastefully converted into premium apartments providing a combination of stylish and modern living in a sought after and central location. This property was purpose built as a bank and as such it is an incredibly well built and solid structure with concrete floors between each storey. The penthouse is luxury personified and would make a stunning house for

professionals.

Situated in the centre of Cosham High Street, the apartments offer close proximity to local amenities including shops, QA Hospital, doctors surgery and Cosham Railway Station, making it ideal for commuters. The apartments will also include access to a resident car park.

This beautiful penthouse is arranged in excess of 100sq Meters and the high-quality living space is complemented by solid oak doors, contemporary flooring, beautiful kitchens and luxury bathrooms, including master ensuite.

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



PROPERTY INFORMATION

SPECIFICATION HIGHLIGHTS

The living room and bedrooms have all been prewired for audio/visual (AV) to include terrestrial TV, HDMI and ethernet (for smart TV internet connectivity). Each flat is also prewired for a wireless access point (WAP) to ensure strong wi-fi throughout each apartment

Recessed ceiling spotlights to:- hallways, living/kitchens and bathrooms.

Electric heating (to radiators) and hot water systems.

UPVC double glazing.

Mechanical Ventilation with Heat Recovery (MVHR) systems (no need to open windows and improves energy efficiency/reduces electricity running costs)

Laminate flooring (waterproof) to hallways, living/kitchens and bathrooms and fitted carpets to bedrooms

Howdens kitchens with built-in oven, hob and hoods

Built-in wardrobes to all bedrooms,

Grey wooden venetian slatted blinds to all windows,

Security intercom entry systems,

Large secure cycle storage room,

Secure car parking (4 spaces – first come first served for residential apartments only).

All external walls are of cavity construction and have been internally insulated. A fully integrated fire alarm system provides added security for residents and the apartments have all been converted in accordance with the latest building regulations affording very high levels of sound and fire protection.

KITCHEN/LOUNGE/DINER

BEDROOM ONE

ENSUITE

BEDROOM TWO

BEDROOM THREE

BATHROOM

REMOVAL QUOTES

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.

RIGHT TO RENT

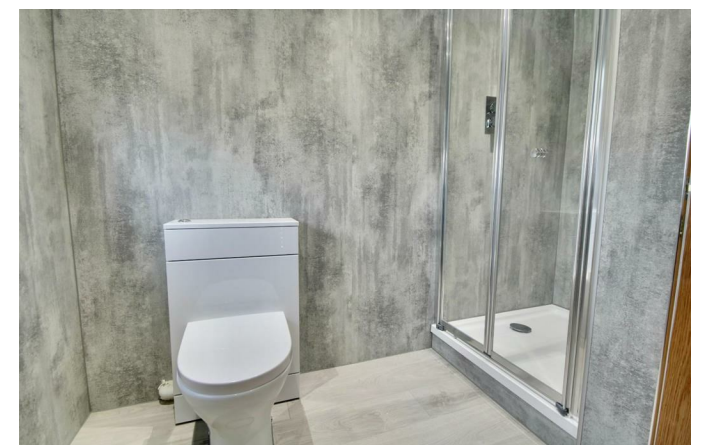
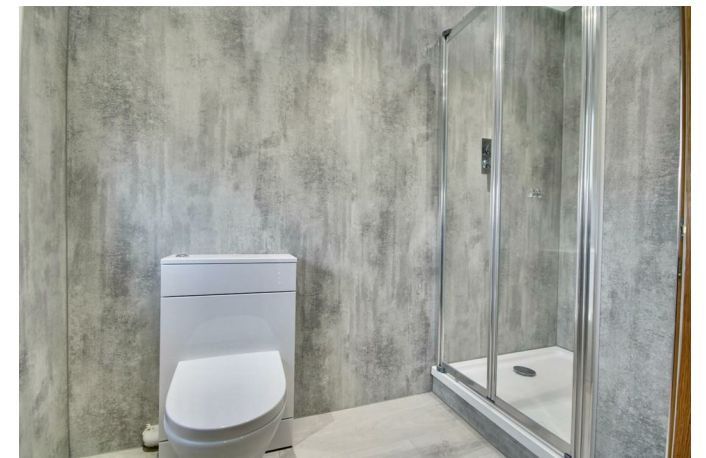
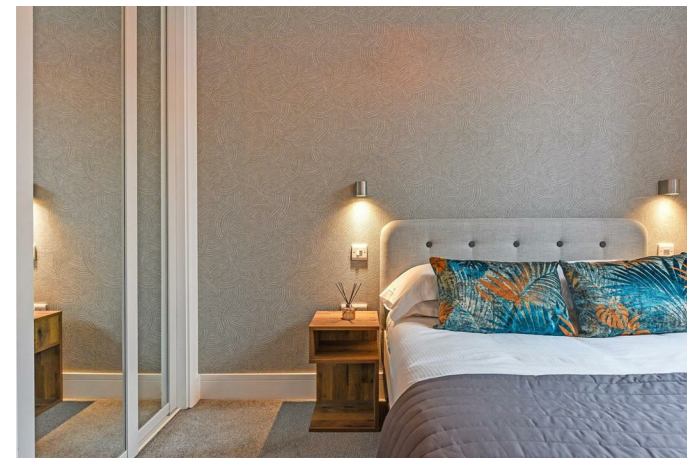
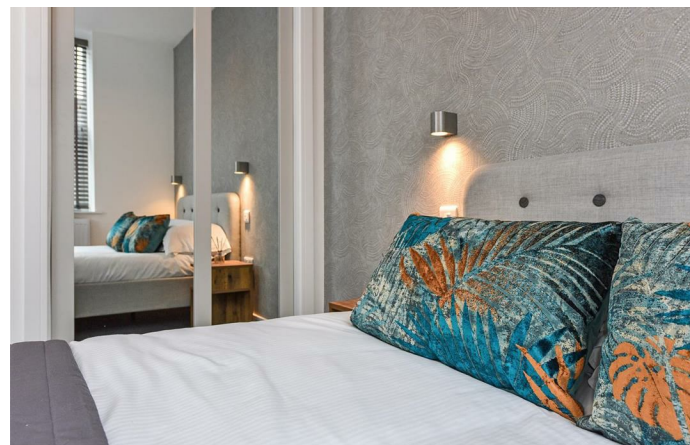
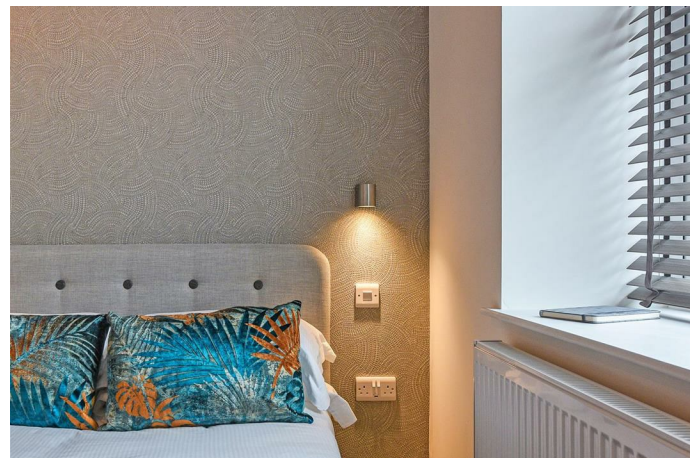
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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

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		54	54
(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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