

£775 Per Calendar Month

New Road, Portsmouth PO2 7RJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUDIO APARTMENT
- ❖ MODERN & STYLISH INTERIOR
- ❖ HIGH SPEC FINISH THROUGHOUT
- ❖ MODERN FITTED KITCHEN
- ❖ FITTED WARDROBES
- ❖ CLOSE TO LOCAL SHOPS
- ❖ AVAILABLE NOW
- ❖ CALL TO BOOK INTERNAL VIEWING
- ❖ COUNCIL TAX BAND A
- EPC RATING D

We are delighted to bring to the market this charming studio flat that boasts a clever use of space and a modern design. This property is ideal for a single professional.

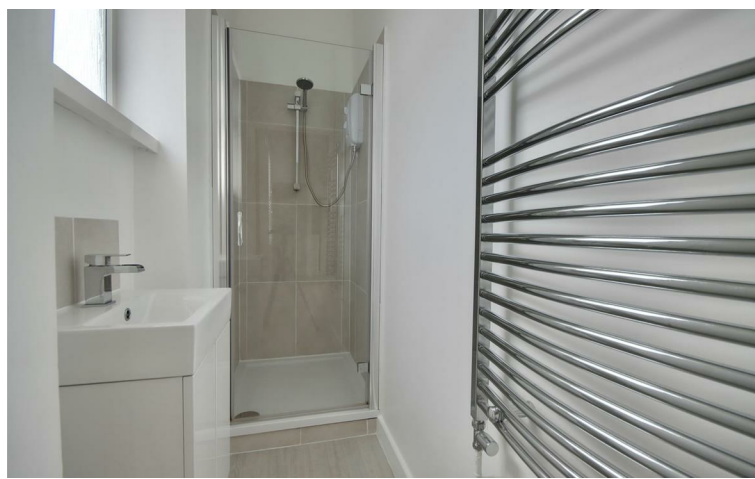
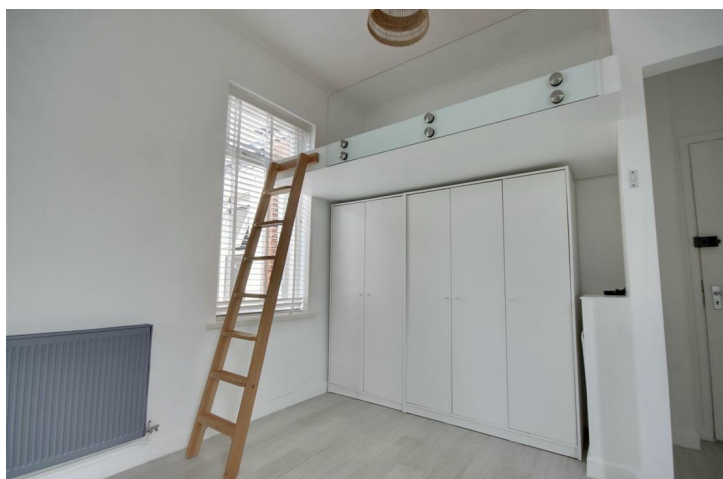
Situated in a convenient location, this studio flat features modern fitted kitchen, one reception room with the mezzanine bed above the bespoke fitted wardrobes, making it a cosy and manageable living space. The shower room and separate W.C

competes this beautifully modernised studio apartment. The conversion layout maximises every inch, providing a comfortable and functional environment.

This studio flat offers a modern living experience that is both practical and stylish. Don't miss out on the chance to view this property, situated along New Road, Portsmouth. Call today on 02392 728 090.

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





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PROPERTY INFORMATION

COMMUNAL ENTRANCE HALL

FLAT ENTRANCE

W.C

3'10" x 3'10" (1.17 x 1.17)

LOUNGE

16'6" x 10'7" (5.05 x 3.23)

Measured at longest points

MEZZANINE SLEEPING AREA

7'6" x 4'5" (2.29 x 1.35)

KITCHEN

8'10" x 7'6" (2.70 x 2.31)

SHOWER ROOM

8'7" x 3'2" (2.64 x 0.97)

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.

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:

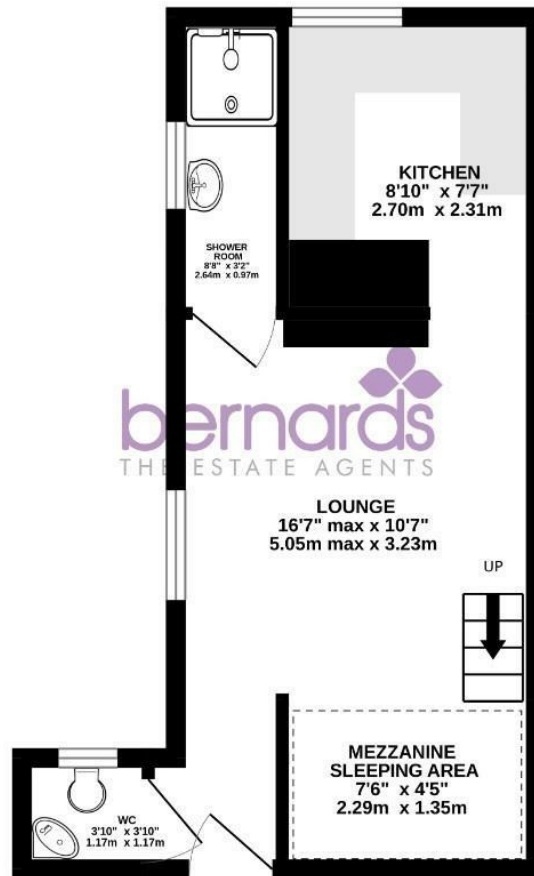
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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	56	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



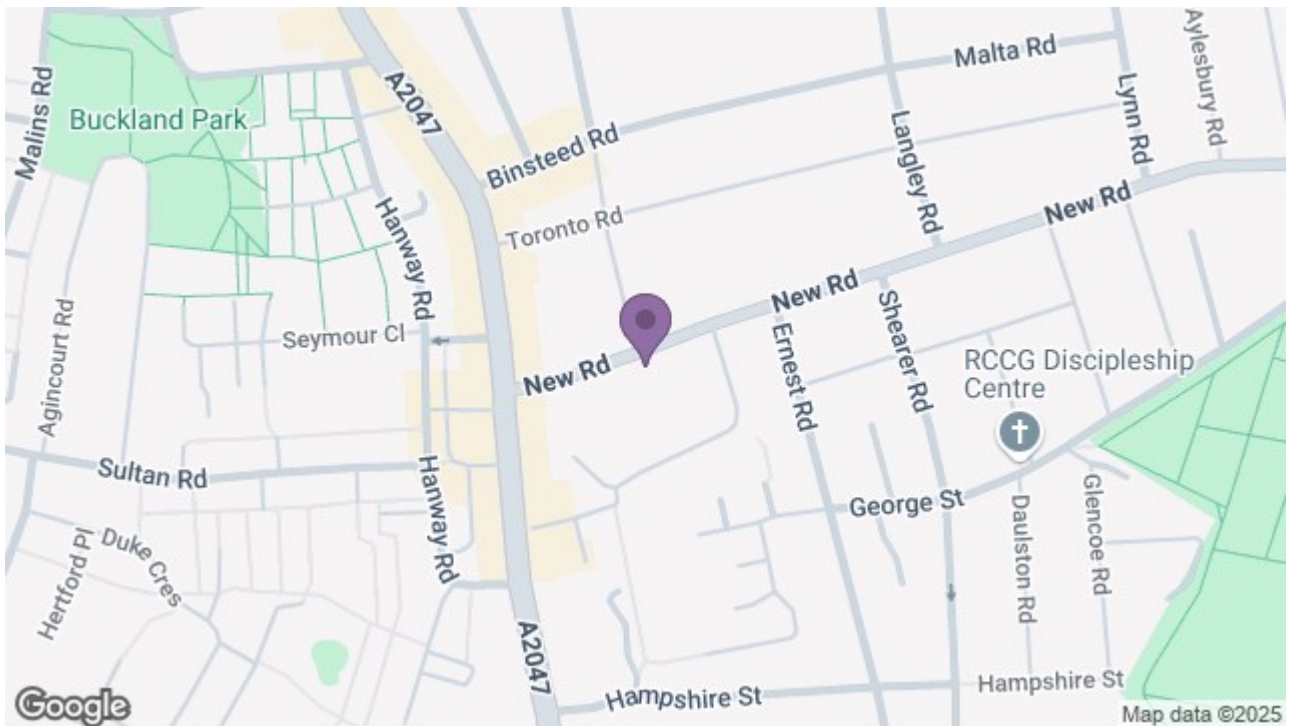
1ST FLOOR
277 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 277 sq.ft. (25.8 sq.m.) approx.

Whilst every attempt 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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