

£950 PCM

Tangier Road, Portsmouth PO3 6PQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ GROUND FLOOR FLAT
- ❖ COMMUNAL GARDEN
- ❖ GARAGE
- ❖ NEWLY DECORATED
- ❖ LARGE BAY WINDOWS
- ❖ BAFFINS LOCATION
- ❖ AVAILABLE NOW
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND B

Situated in Tangier Road, Portsmouth, this one-bedroom ground floor flat offers a perfect blend of modern comfort and classic appeal. Recently decorated, the interior boasts a fresh and inviting atmosphere, making it an ideal space for a couple or single professional.

The flat features a well-proportioned living area with large bay windows, flooding in natural light.

One of the standout features of this property is the rear garden, which offers a communal outdoor space for you to enjoy. Additionally, the property includes a garage, providing convenient storage for your vehicle or other belongings. This is a rare find in a flat, adding to the overall appeal of the home.

Call now to arrange your viewing on 02392 728 090.

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02392 728090
www.bernardsestates.co.uk





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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.

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 e.g. change of sharer (capped

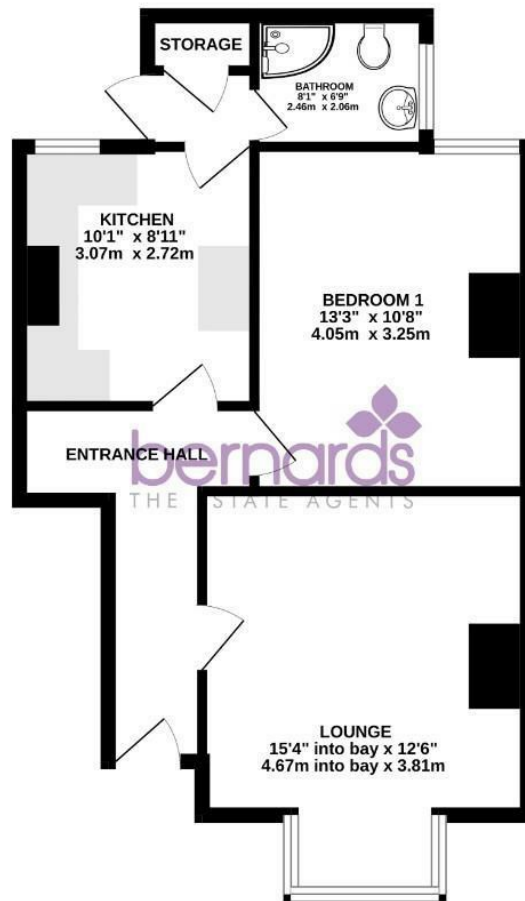
- at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, 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.



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	

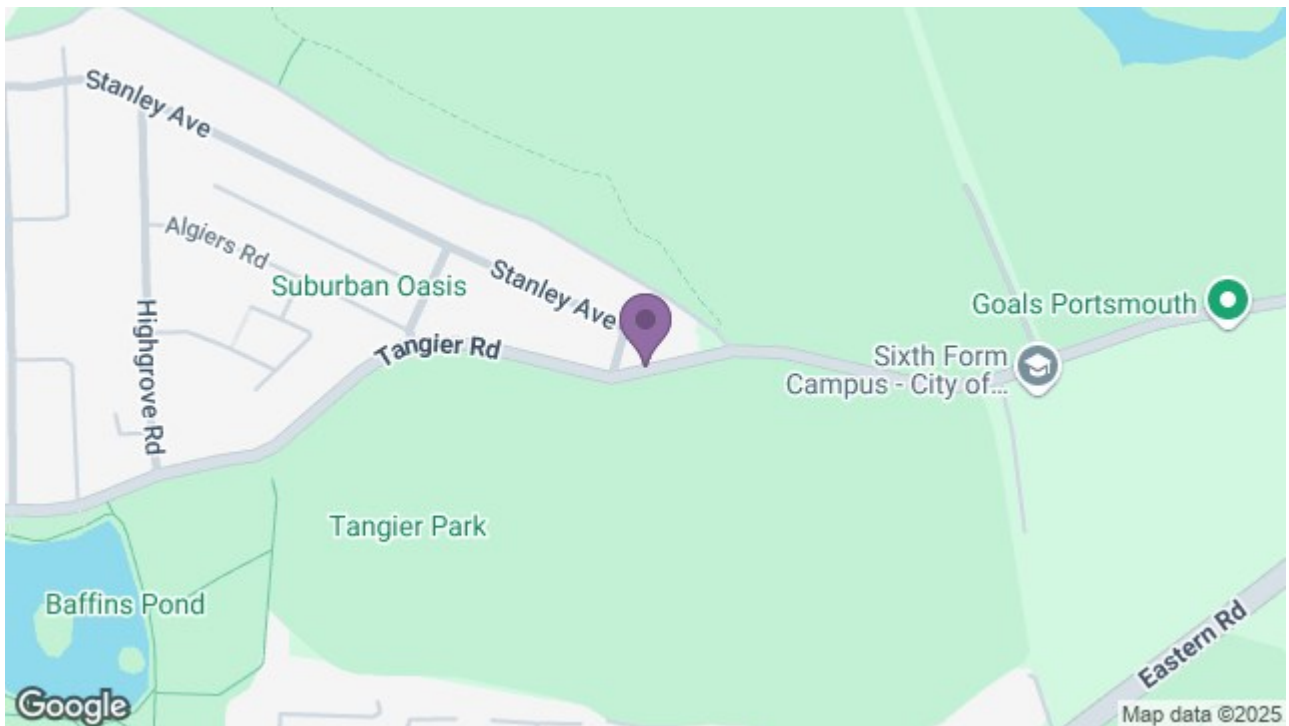


GROUND FLOOR
512 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 512 sq.ft. (47.5 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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