

£1,250 PCM

Twyford Avenue, Portsmouth PO2
8JA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ FIRST FLOOR
- ❖ SPACIOUS THROUGHOUT
- ❖ LARGE LIVING ROOM
- ❖ DOUBLE BEDROOMS
- ❖ MODERN SPACIOUS KITCHEN
- ❖ NEUTRAL DECOR
- ❖ AVAILABLE NOW
- ❖ EPC RATING C
- ❖ COUNCIL TAX BAND A

Situated on the first floor, this spacious property offers the perfect living space for individuals or small families seeking comfort and convenience.

The flat boasts two well-proportioned double bedrooms, along with a spacious living room. The large modern kitchen is also a stand out feature of this property.

The overall layout of the flat is both practical and appealing, ensuring that every corner is utilised effectively. The

neutral decor throughout the property creates a warm and welcoming atmosphere, allowing you to easily envision your own style within the space.

This flat is conveniently close to local amenities, transport links, and green spaces, making it an excellent choice for those who appreciate both city living and the tranquillity of nearby parks.

Call now to arrange your viewing on
02392 728 090

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





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PROPERTY INFORMATION

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 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		

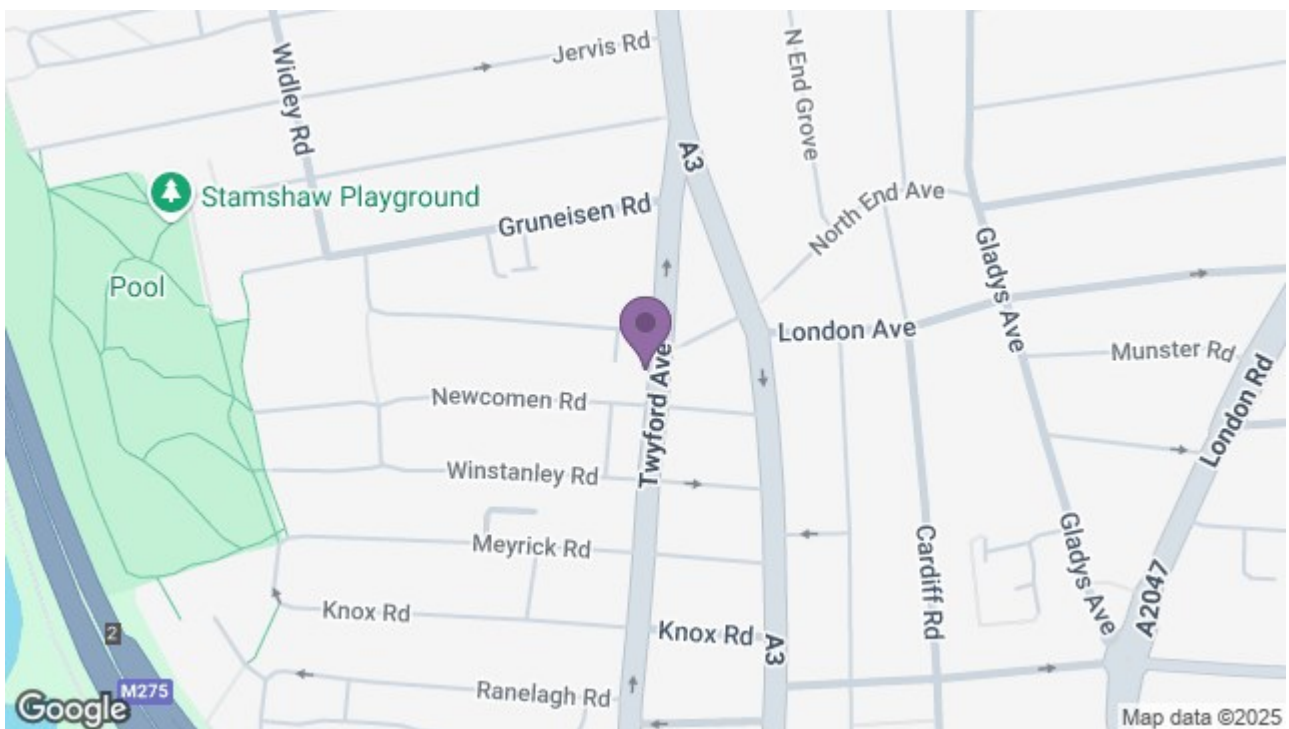


1ST FLOOR
776 sq.ft. (72.0 sq.m.) approx.



TOTAL FLOOR AREA: 776 sq.ft. (72.0 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 misstatement. 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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