

£1,450 Per Calendar Month

Langley Road, Portsmouth PO2 7PX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ FOUR DOUBLE BEDROOMS
- ❖ FURNISHED
- ❖ GAS CENTRAL HEATING
- ❖ TWO BATHROOMS
- ❖ COUNCIL TAX BAND B
- ❖ ACCESS TO LOCAL AMENITIES AND TRANSPORT
- ❖ IDEAL FOR FAMILIES
- ❖ FANTASTIC LOCATION
- TERRACED HOUSE

Nestled on the charming Langley Road in Portsmouth, this delightful terraced house offers a perfect blend of comfort and convenience. Boasting four generously sized double bedrooms, this property is ideal for families or those seeking extra space. The layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home.

With two well-appointed bathrooms, morning routines will be a breeze, ensuring that everyone has ample

space to prepare for the day ahead. The house is designed to provide a warm and inviting atmosphere, making it a wonderful place to call home.

Available from May, this property presents an excellent opportunity for those looking to settle in a vibrant community with easy access to local amenities and transport links. This terraced house on Langley Road is sure to meet your needs and exceed your expectations. Don't miss the chance to make this lovely home your own.

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





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PROPERTY INFORMATION

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);

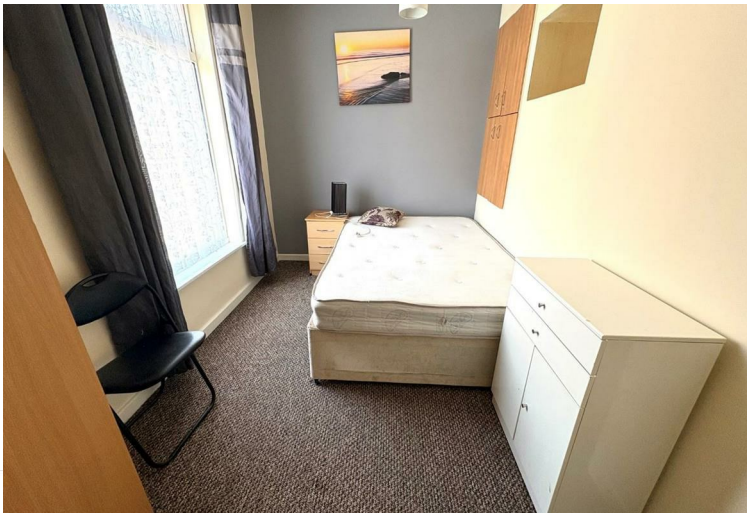
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

Right to Rent

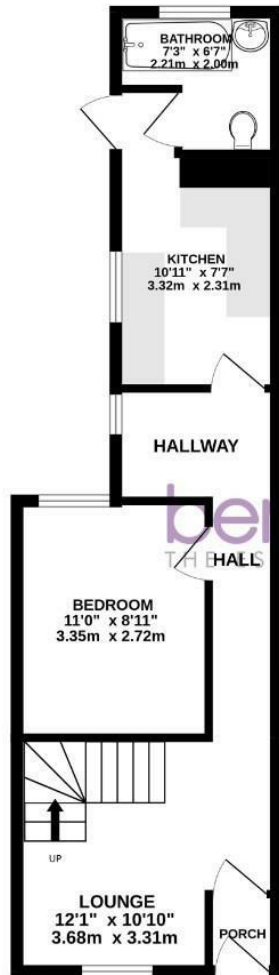
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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

Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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
428 sq.ft. (39.8 sq.m.) approx.

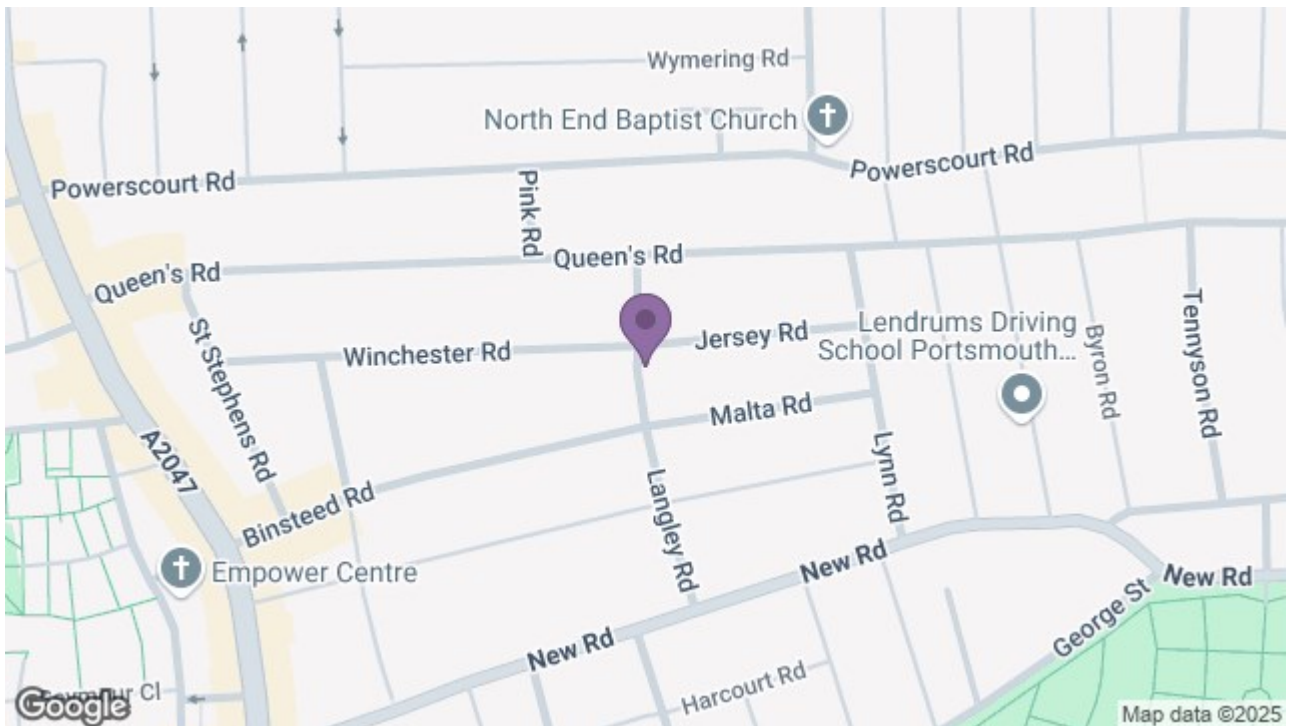


1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA: 812 sq.ft. (75.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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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