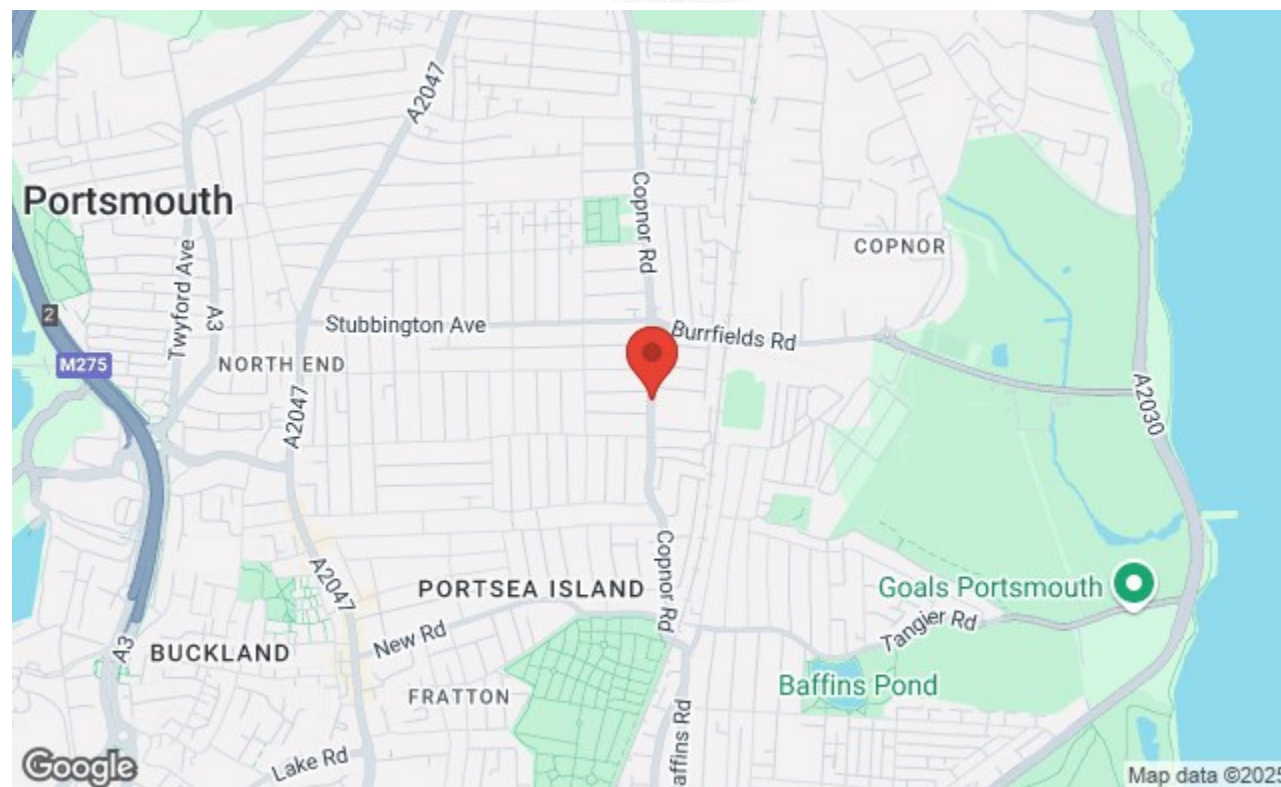


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THE ESTATE AGENTS

1ST FLOOR  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.3 SQ.M.)  
TOTAL APPROX. FLOOR AREA 839 SQ.FT. (78.0 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090



£1,400 Per Calendar Month

Copnor Road, Portsmouth PO3 5BZ

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## HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ SEPERATE ENTRANCE
- ❖ COURTYARD
- ❖ BRAND NEW KITCHEN
- ❖ PART FURNISHED
- ❖ SOUGHT AFTER LOCATION
- ❖ MODERN INTERIOR
- ❖ SPACIOUS THROUGHOUT
- ❖ FITTED BATHROOM
- ❖ AVAILABLE AUGUST

We are delighted to be introducing to market this spacious three bedroom flat in the sought after area of Copnor, Portsmouth.

Boasting its own entrance and courtyard, this property would make the perfect property for a family home or couple.

Stepping inside the property you are greeted by a kitchen and spacious lounge area.

Moving upstairs you have three

double bedrooms and a modern fitted bathroom.

The size of this property twinned with its location means we anticipate lots of early interest, so we strongly anticipate booking an early viewing to avoid disappointment.

Available now!

Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## KITCHEN

10'4" x 6'10" (3.15m x 2.08m)  
Vinyl flooring, range of base and wall units with roll top work surfaces, stainless steel sink with space for appliances UPVC double glazed window to rear elevation

## LOUNGE

16" x 10'6" (4.88m x 3.20m)  
Carpet flooring, smooth walls and ceilings, radiator UPVC double glazed window to side elevation

## BEDROOM ONE

14" x 14'9" (4.27m x 4.50m)  
Carpet flooring, smooth walls and textured ceiling, picture rail radiator UPVC double glazed window to side elevation

## BEDROOM TWO

10'6" x 13'6" (3.20m x 4.11m)  
Carpet flooring, smooth walls and ceiling, picture rail radiator UPVC double glazed window to front and side elevation

## BEDROOM THREE

9" x 11'4" (2.74m x 3.45m)  
Carpet flooring, smooth walls and ceiling, radiator built in storage, UPVC double glazed window to front and side elevation

## BATHROOM

7'3" x 4'11" (2.21m x 1.50m)  
Vinyl flooring, panel bath with shower, wash basin, toilet, heated towel rail, UPVC double glazed window to side elevation, tile splashbacks

## REMOVAL QUOTE

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.

## COUNCIL TAX

The local authority is Portsmouth city Council. BAND : A

## 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	63	71
EU Directive 2002/91/EC		



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