

£1,100 Per Calendar Month

London Road, Portsmouth PO2 9JR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ PURPOSE BUILT APARTMENT
- ❖ GARAGE AND PARKING
- ❖ TOP FLOOR
- ❖ FAR REACHING CITY VIEWS
- ❖ LARGE LOUNGE
- ❖ SEPARATE KITCHEN
- ❖ UNFURNISHED
- ❖ CENTRAL LOCATION
- ❖ AVAILABLE JULY

**\*\*\*LARGE THREE BEDROOM APARTMENT WITH GARAGE & PARKING AND CITY VIEWS\*\*\***

Bernards Portsmouth are thrilled to welcome to the market, this large top floor, three bedroom apartment, located in a highly sought after location.

Internally, the living accommodation comprises of a

lounge/diner, with a large window to the front, giving excellent excellent city views, views that can also be enjoyed throughout the flat. The kitchen is access from the entrance hall and is also a bright and airy space.

The property's three bedrooms are good sizes with double glazed windows flooding the room with natural light. Further benefits include a garage and parking.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## LOUNGE/DINER

13'5" x 14'5" (4.09m x 4.39m)

## KITCHEN

8'5" x 7'7" (2.57m x 2.31m)

## BEDROOM ONE

10' x 13'6" max (3.05m x 4.11m max )

## BEDROOM TWO

9' x 11'5" (2.74m x 3.48m)

## BEDROOM THREE

9'7" x 7'2" (2.92m x 2.18m)

## BATHROOM

8'4" x 5'7" (2.54m x 1.70m)

## W.C

5'2" x 2'10" (1.57m x 0.86m)

## Council Tax Band B

## Removal Quotes

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.

## 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

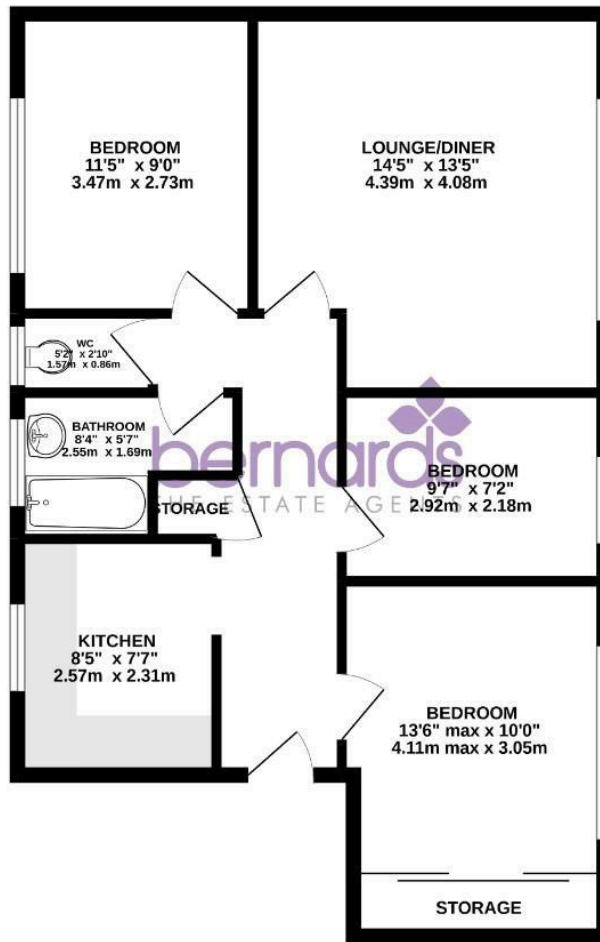
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



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	

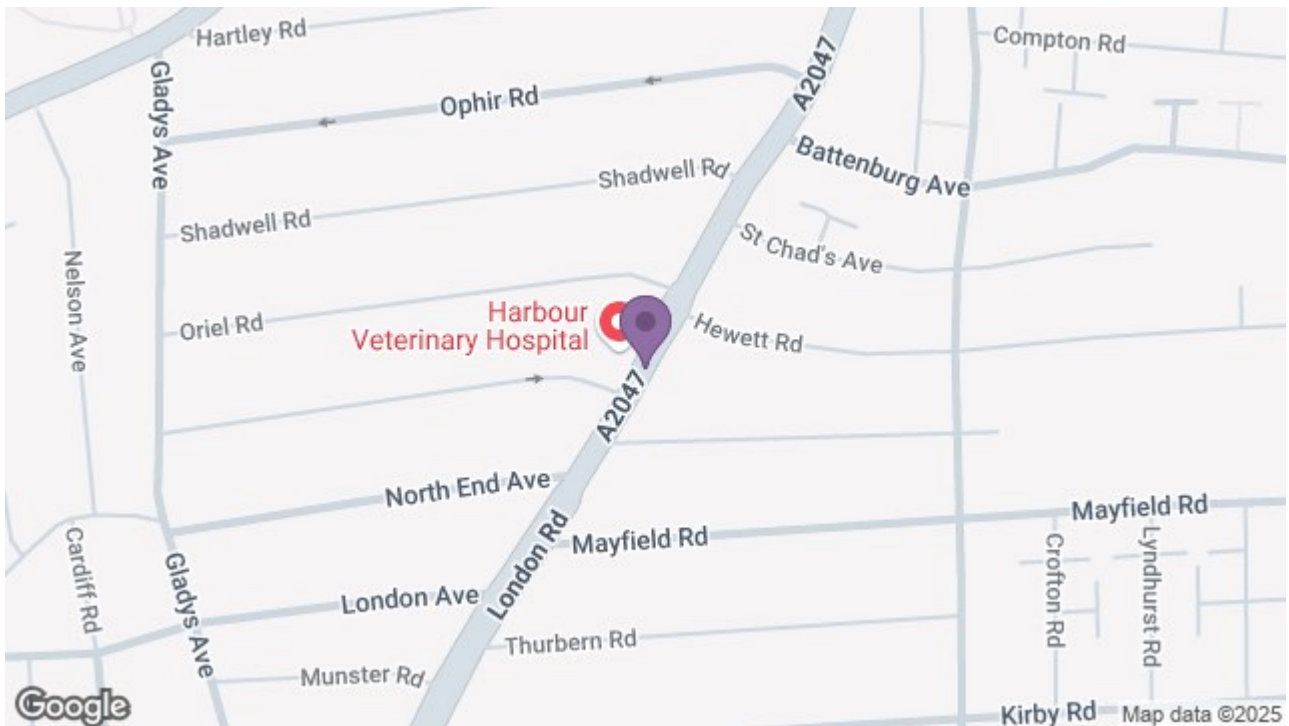


TOP FLOOR  
705 sq.ft. (65.5 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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