

£1,100 Per Month

Copnor Road, Portsmouth PO3 5LB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ GROUND FLOOR APARTMENT
- ❖ SPACIOUS THROUGHOUT
- ❖ COPNOR LOCATION
- ❖ COMMUNAL GARDEN
- ❖ LARGE ROOMS
- ❖ NEWLY FITTED KITCHEN
- ❖ FRESHLY DECORATED
- ❖ AVAILABLE NOW
- ❖ CALL ON 02392 728 090

Nestled in the desirable location of Copnor, Portsmouth, this charming ground floor flat offers a perfect blend of comfort and modern living. With two well-proportioned bedrooms, this spacious flat is ideal for individuals, couples, or small families seeking a welcoming home.

Each room is bright and airy, boasting high ceilings and large windows that allow an abundance of natural light to fill the space.

This home includes a new, modern kitchen with plenty of storage space,

complemented by a clean and neutral interior design throughout the rest of the property.

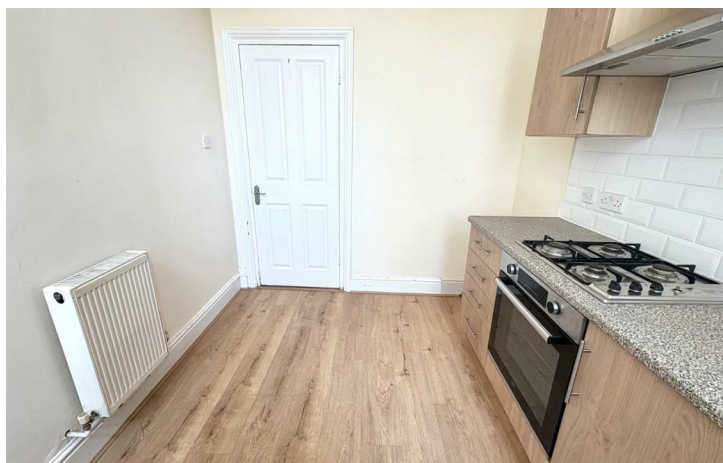
Additionally, the communal garden offers a lovely outdoor space, perfect for enjoying the fresh air or unwinding after a long day.

Situated in the sought-after Copnor location, this property is well-connected to local amenities, including shops, schools, and public transport links.

Don't miss your chance to view this delightful property.

Call today to arrange a viewing
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:

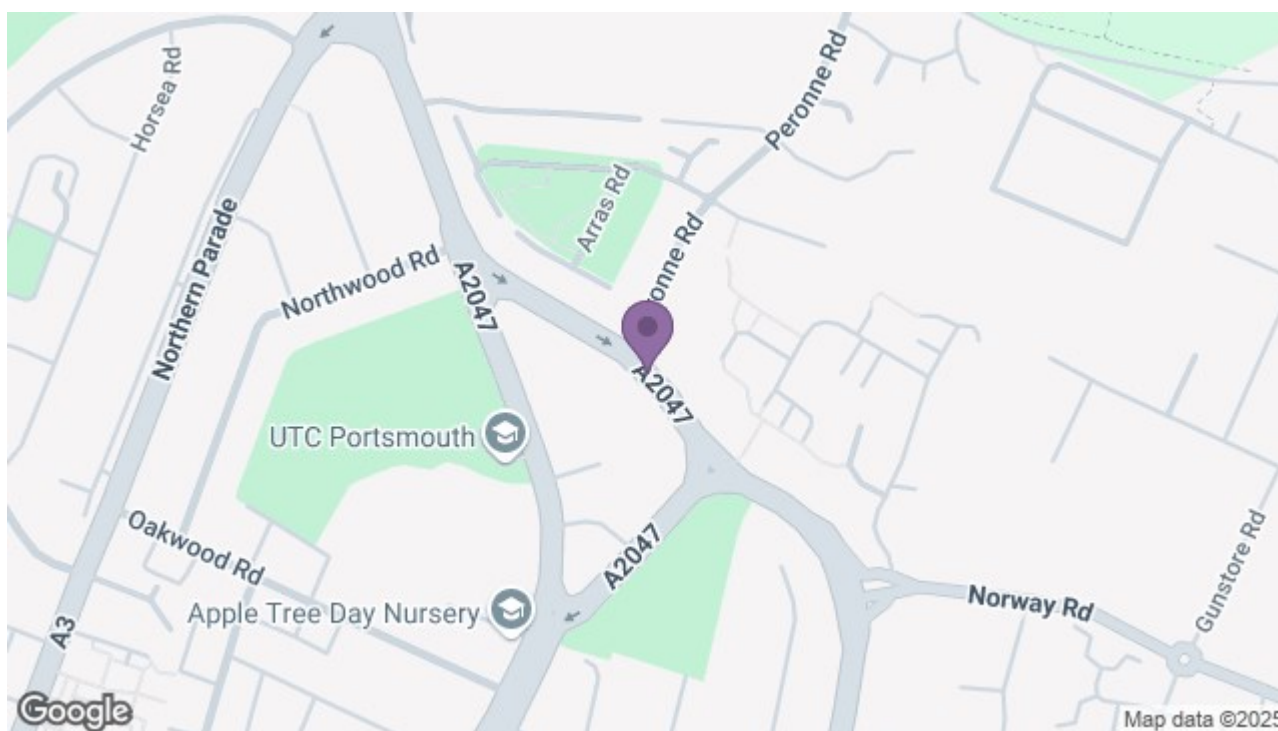
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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		





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