

£1,150 Per Month

New Road, Portsmouth PO2 7QS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ FIRST FLOOR
- ❖ LARGE LIVING ROOM
- ❖ DOUBLE BEDROOMS
- ❖ NEUTRAL DECOR
- ❖ CENTRAL LOCATION
- ❖ AVAILABLE MID OCTOBER
- ❖ CALL NOW ON 02392 728 090
- ❖ EPC RATING C
- ❖ COUNCIL TAX BAND A

Nestled in the heart of Portsmouth on New Road, this first-floor flat conversion offers a delightful living experience. With two generously sized bedrooms, this property is perfect for individuals or small families seeking a blend of space and convenience.

The flat boasts spacious rooms that are bathed in natural light, creating a warm and inviting atmosphere. The neutral decor throughout allows for easy personalisation, making it a blank canvas for your own style and preferences.

One of the standout features of this property is its central location, providing easy access to local amenities, shops, and transport links. Whether you are commuting to work or enjoying a leisurely day out, everything you need is just a stone's throw away.

The flat also includes a well-appointed bathroom, ensuring that all your needs are met in this lovely home. Available from October, this property presents an excellent opportunity for those looking to settle in a vibrant area of Portsmouth.

Call today to arrange a viewing
02392 728090
www.bernardsea.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:

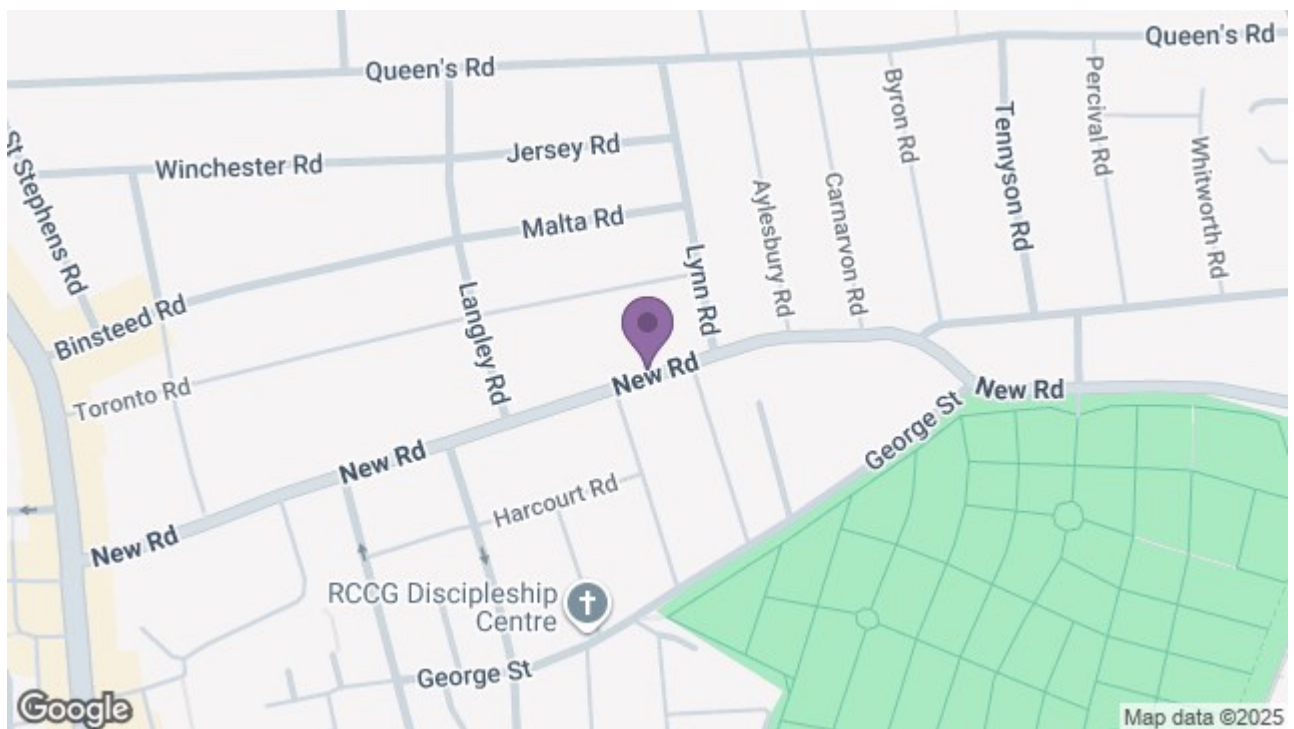
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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	69	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

