

£1,400 Per Month

Malta Road, Portsmouth PO2 7PZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ FAMILY HOME
- ❖ NEWLY RENOVATED
- ❖ NEW CARPETS
- ❖ SPACIOUS OPEN PLAN LIVING ROOM
- ❖ MODERN KITCHEN & BATHROOM
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ AVAILABLE NOW
- ❖ PETS CONSIDERED
- ❖ EPC RATING C

Nestled on Malta Road in the vibrant city of Portsmouth, this charming three-bedroom family home offers a perfect blend of modern living and convenience. Recently renovated, the property boasts a spacious open-plan living room that creates an inviting atmosphere, ideal for both relaxation and entertaining.

The home features a spacious reception room, providing ample space for family gatherings or quiet evenings in. The three bedrooms are thoughtfully designed to accommodate a growing family, ensuring comfort and privacy for all. The modern downstairs bathroom is well-appointed, catering to the needs of everyday life.

One of the standout features of this property is

the low-maintenance rear garden, which offers a delightful outdoor space for children to play or for adults to unwind after a long day. This garden is perfect for those who appreciate outdoor living without the burden of extensive upkeep.

Situated close to local amenities, this home is conveniently located near shops, schools, and parks, making it an ideal choice for families seeking a community-oriented lifestyle. With its modern renovations and prime location, this property is a wonderful opportunity for anyone looking to settle in Portsmouth. Don't miss the chance to make this lovely house your new home.

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

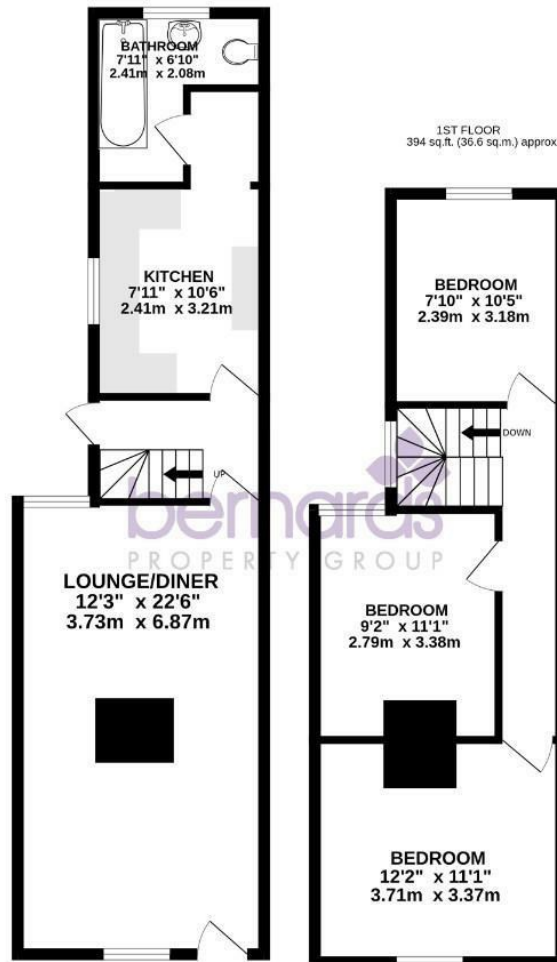
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	69	80
EU Directive 2002/91/EC		



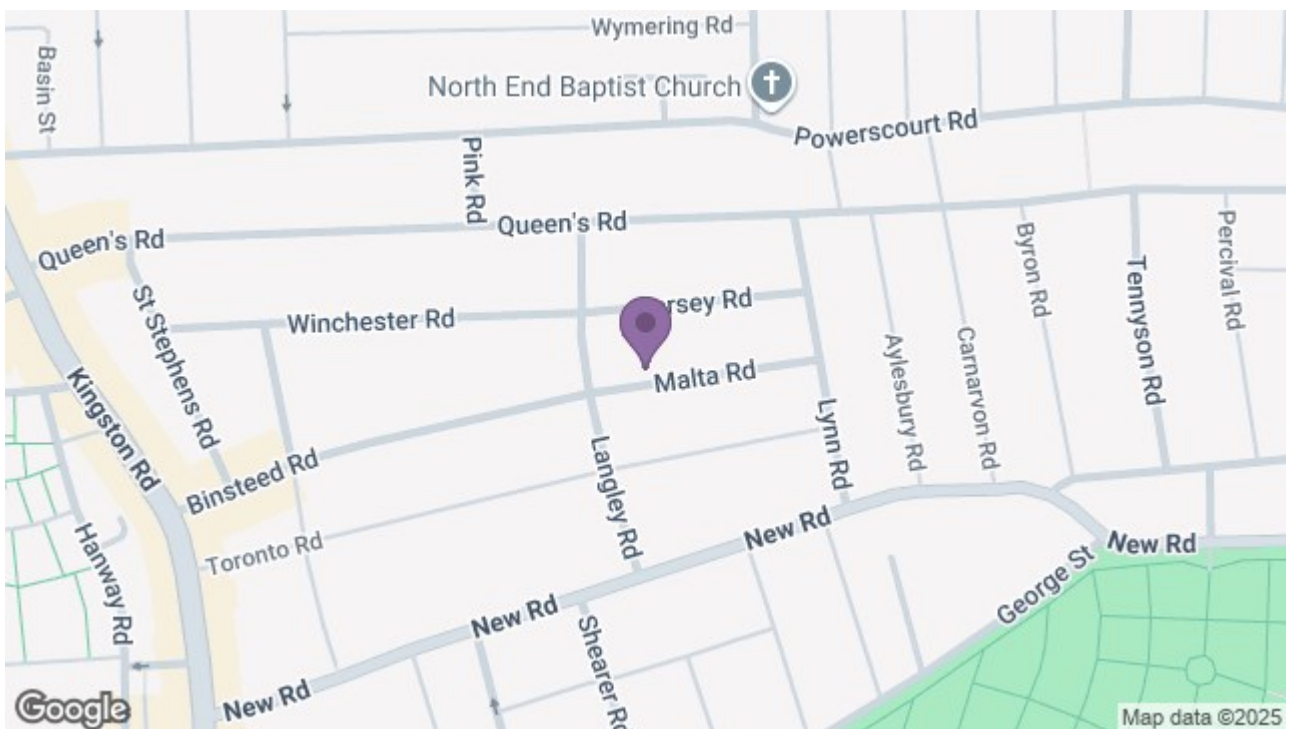
GROUND FLOOR
470 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
394 sq.ft. (36.6 sq.m.) approx.

TOTAL FLOOR AREA : 863 sq.ft. (80.2 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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