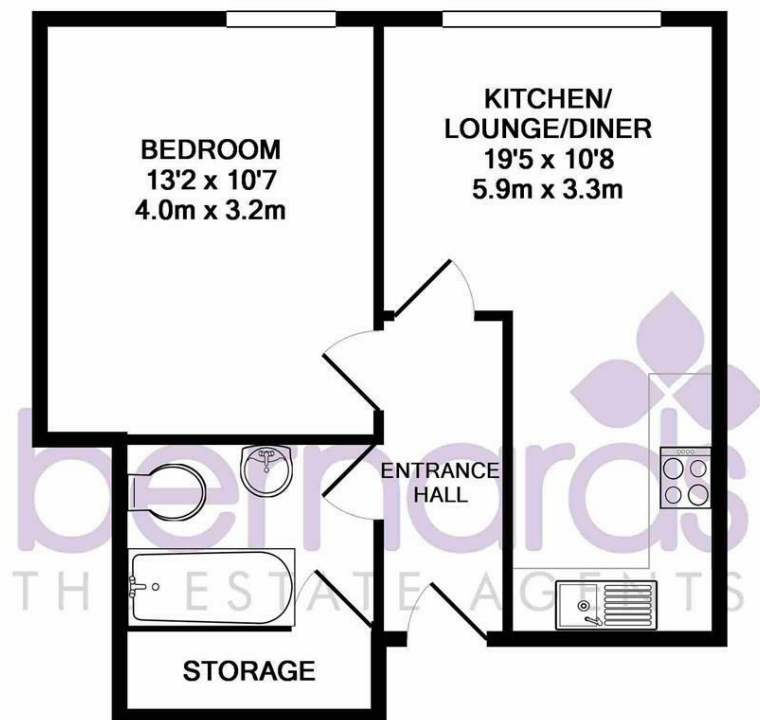
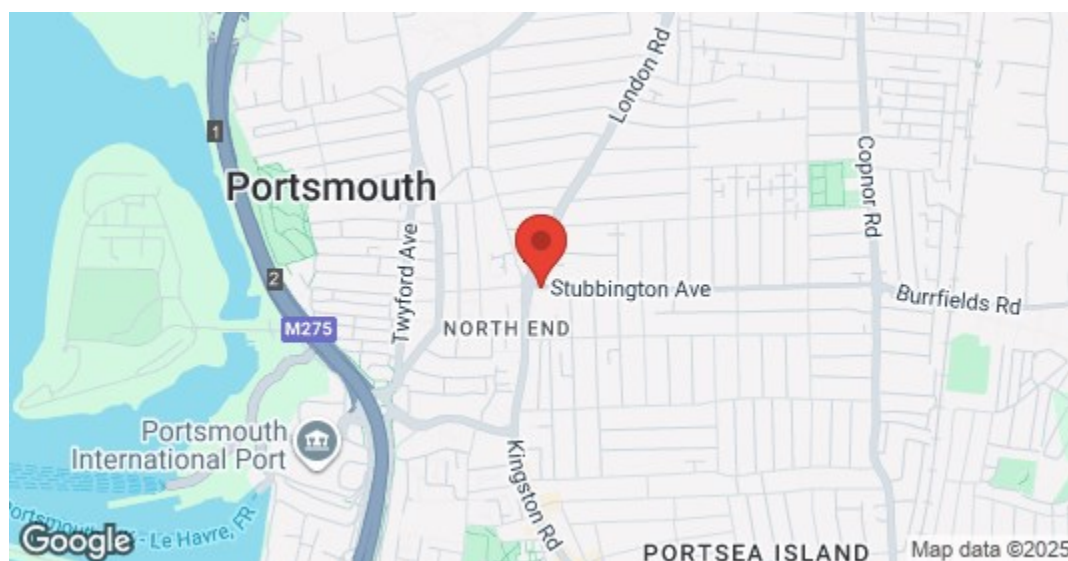




Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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£925 PCM
London Road, Portsmouth



***CENTRAL LOCATION, AVAILABLE DECEMBER ***

We are delighted to present this recently converted one-bedroom apartment located in the highly sought-after area of North End, Portsmouth.

Situated on the second floor of a prestigious and high-quality development, this apartment offers a surprisingly spacious layout with a modern and stylish finish throughout.

The apartment features a contemporary open-plan living area, a well-designed kitchen, and a sleek bathroom, creating a comfortable and elegant home ideal for professionals or couples. With its prime central location, residents benefit from easy access to local shops, transport links, and amenities.

Available to move into from December, this exceptional property is not to be missed. To arrange a viewing, please call Bernard's on 02392 728 090.

- ONE BEDROOM APARTMENT
- LARGE DOUBLE ROOM
- OPEN PLAN KITCHEN/LOUNGE
- CENTRAL LOCATION
- MODERN FINISH
- CLOSE TO SHOPS AND AMENITIES
- LIFT SERVICE
- 2ND FLOOR
- AVAILABLE DECEMBER
- VIEW NOW

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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090 portsmouth@bernardsestates.co.uk www.bernardsestates.co.uk

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PROPERTY DETAILS

KITCHEN/LOUNGE 19'4" X 10'9" (5.9 X 3.3)

Wood effect flooring, smooth walls and ceiling, range of wall and base kitchen units, space for white goods, electric integrated oven and hob, UPVC double glazed windows, radiator

BEDROOM 13'1" X 10'5" (4.0 X 3.2)

Carpet flooring, smooth walls and ceiling, UPVC double glazed window, radiator.

BATHROOM

Tile effect flooring, range of smooth and tiled walls, three piece bathroom suite, shower over bath, heated towel rail.

HALLWAY

Wood effect flooring, smooth walls and ceiling.

COUNCIL TAX

The local authority is Portsmouth city Council. Band A.

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.

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:

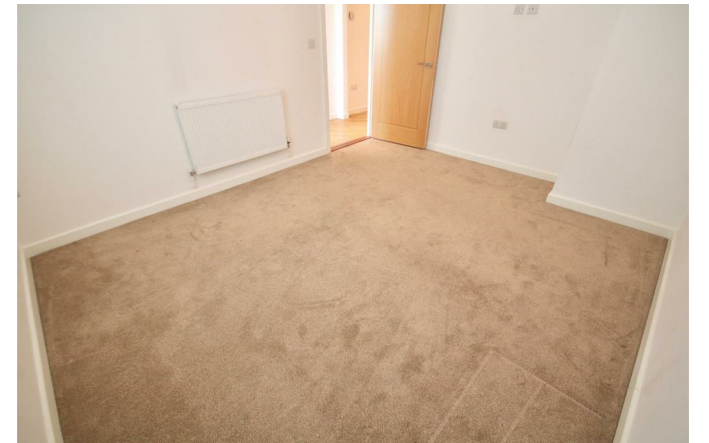
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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



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