

£800 PCM

Montague Road, Portsmouth PO2
0NF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM FLAT
- ❖ DOUBLE BEDROOM
- ❖ SPACIOUS THROUGHOUT
- ❖ NEUTRAL INTERIOR
- ❖ FIRST FLOOR
- ❖ LARGE KITCHEN
- ❖ REDECORATION PENDING
- ❖ AVAILABLE END OF NOVEMBER
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND A

Situated on Montague Road in Portsmouth, this spacious one-bedroom flat offers a delightful living experience. As a conversion property, it boasts a unique character while providing modern comforts. The flat features a well-proportioned reception room, perfect for relaxation or entertaining guests. The neutral decor throughout creates a warm and inviting atmosphere, allowing you to easily personalise the space to your taste.

The large kitchen is a standout feature, providing ample room for culinary creativity and dining.

This property will be redecorated, ensuring that it is fresh and appealing for its new occupants. With its convenient location, you will find yourself within easy reach of local amenities, transport links, and the vibrant culture that Portsmouth has to offer.

The flat will be available to occupy at the end of November, making it an ideal choice for those looking to settle into a new home before the festive season. This property presents a wonderful opportunity for individuals or couples seeking a comfortable and stylish living space in a sought-after area. Do not miss the chance to make this charming flat 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.

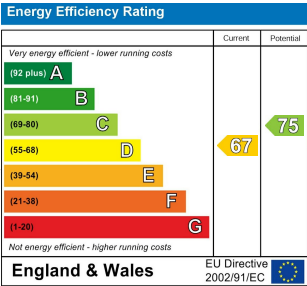
Tenant Fees Act 2019

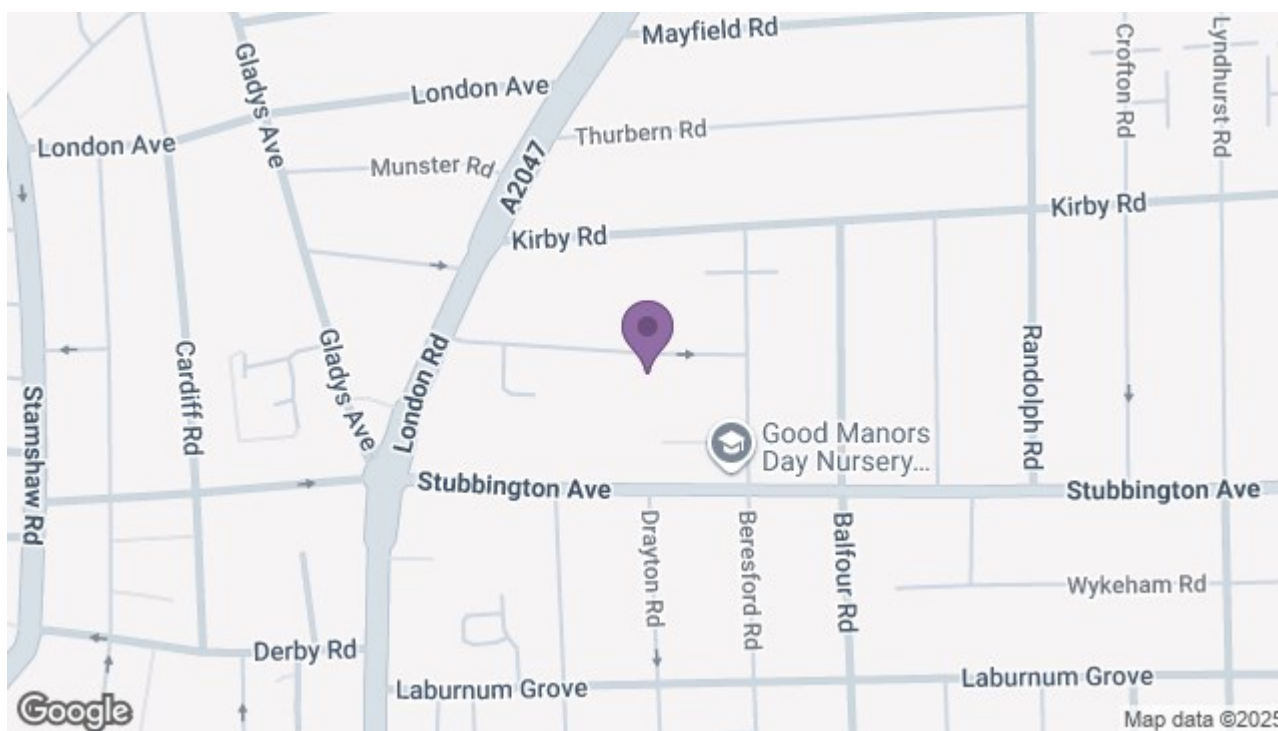
As well as paying the rent, you may also be required to make the following permitted payments.

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.





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