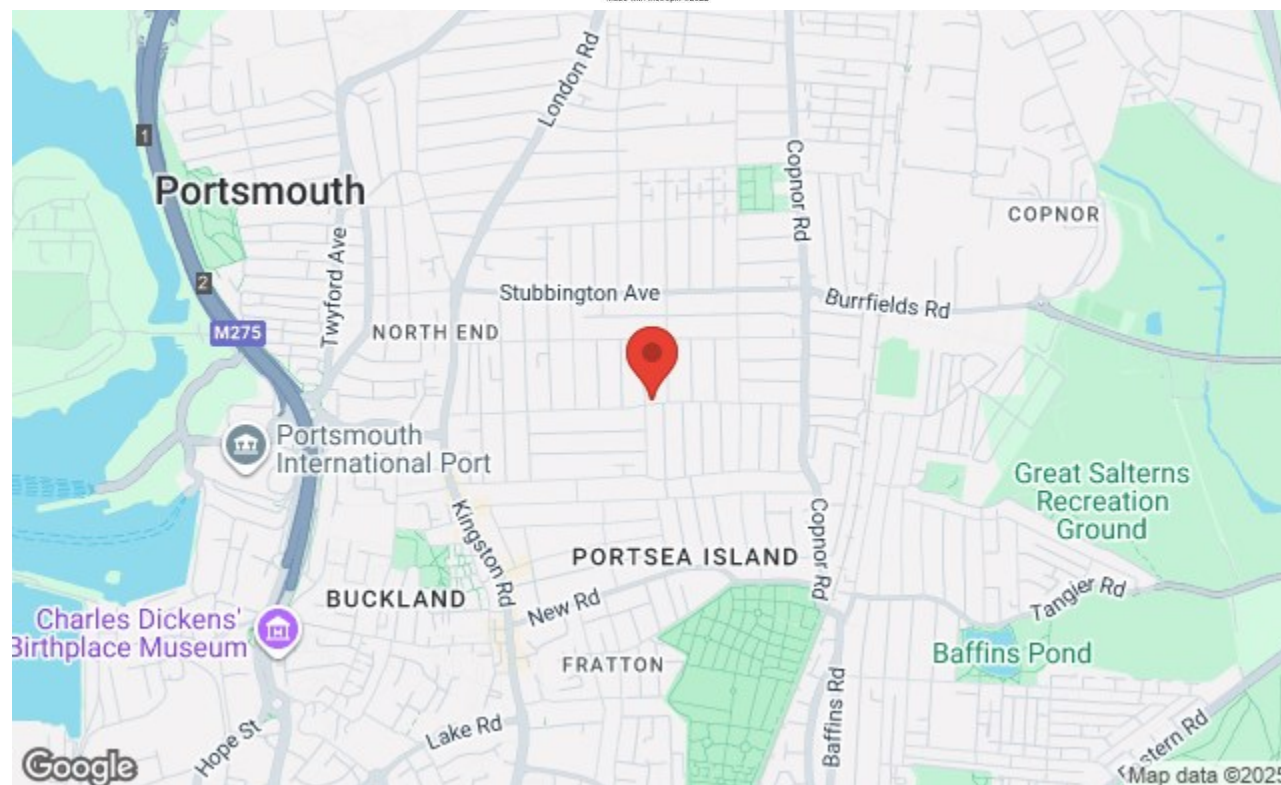




TOTAL FLOOR AREA: 516 sq.ft. (47.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix C2022



£950 PCM

Chichester Road, Portsmouth PO2 0AJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ TOP FLOOR FLAT
- ❖ MODERN KITCHEN
- ❖ MODERNISED THROUGHOUT
- ❖ GAS CENTRAL HEATING
- ❖ NEW BATHROOM
- ❖ MINUTES FROM LOCAL SHOPS
- ❖ CENTRAL LOCATION
- ❖ A MUST VIEW
- ❖ AVAILABLE MID JANUARY

We're delighted to bring to the lettings market this beautifully presented top-floor flat, ideally situated on Chichester Road in the heart of North End, Portsmouth. positioned between, and a comfortable double bedroom to the rear offering peace and privacy.

The property has been modernised in recent years and benefits from a contemporary fitted kitchen, stylish bathroom, updated central heating, and new double glazing throughout. The layout features a spacious lounge with a charming bay window that fills the room with natural light, with the kitchen and bathroom

Ideally located close to local shops, Portsmouth city centre, and motorway links, this property is perfect for professionals or couples seeking modern and convenient living.

Available to occupy mid January.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
15'2" x 14'10" into bay
(4.62m x 4.52m into bay)

KITCHEN
11'1" x 9'5" (3.38m x 2.87m)

BATHROOM
6'5" x 5'10" (1.96m x 1.78m)

BEDROOM
9'11" x 9'9" (3.02m x 2.97m)

COUNCIL TAX BAND A

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 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.



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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