

£1,450 Per Month

North End Grove, Portsmouth PO2
8NF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ NEWLY RENOVATED
- ❖ NEW CARPETS
- ❖ TWO RECEPTION ROOMS
- ❖ MODERN KITCHEN
- ❖ DOWNSTAIRS BATHROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ AVAILABLE NOW
- ❖ EPC RATING C
- ❖ COUNCIL TAX BAND B

Situated on North End Grove, Portsmouth, this newly renovated three-bedroom family home offers a perfect blend of modern living and comfort. Upon entering, you are greeted by two reception rooms, ideal for both relaxation and entertaining guests. The contemporary design flows seamlessly throughout the property, highlighted by a modern kitchen that is both stylish and functional.

The three well-proportioned bedrooms provide ample space for family living, ensuring everyone has their own space. The bathroom has also been tastefully updated,

featuring modern fixtures that enhance the overall appeal of the home.

One of the standout features of this property is the low maintenance enclosed rear garden, which offers a private outdoor space for children to play or for hosting summer barbecues with friends and family. This garden is perfect for those who wish to enjoy the outdoors without the burden of extensive upkeep.

With its modern amenities and thoughtful renovations, this property is ready for you to move in and make it your own. Don't miss the chance to view, call today on 02392 728 090.

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:

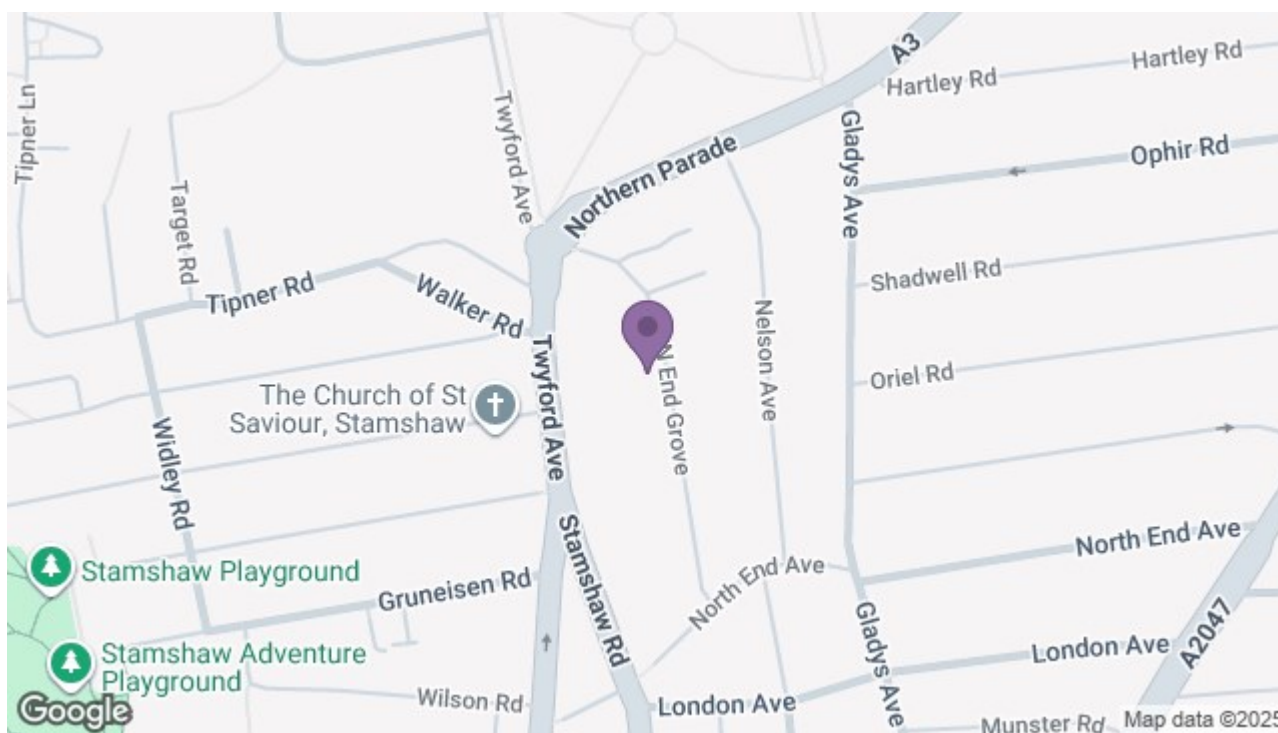
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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	79
EU Directive 2002/91/EC		





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