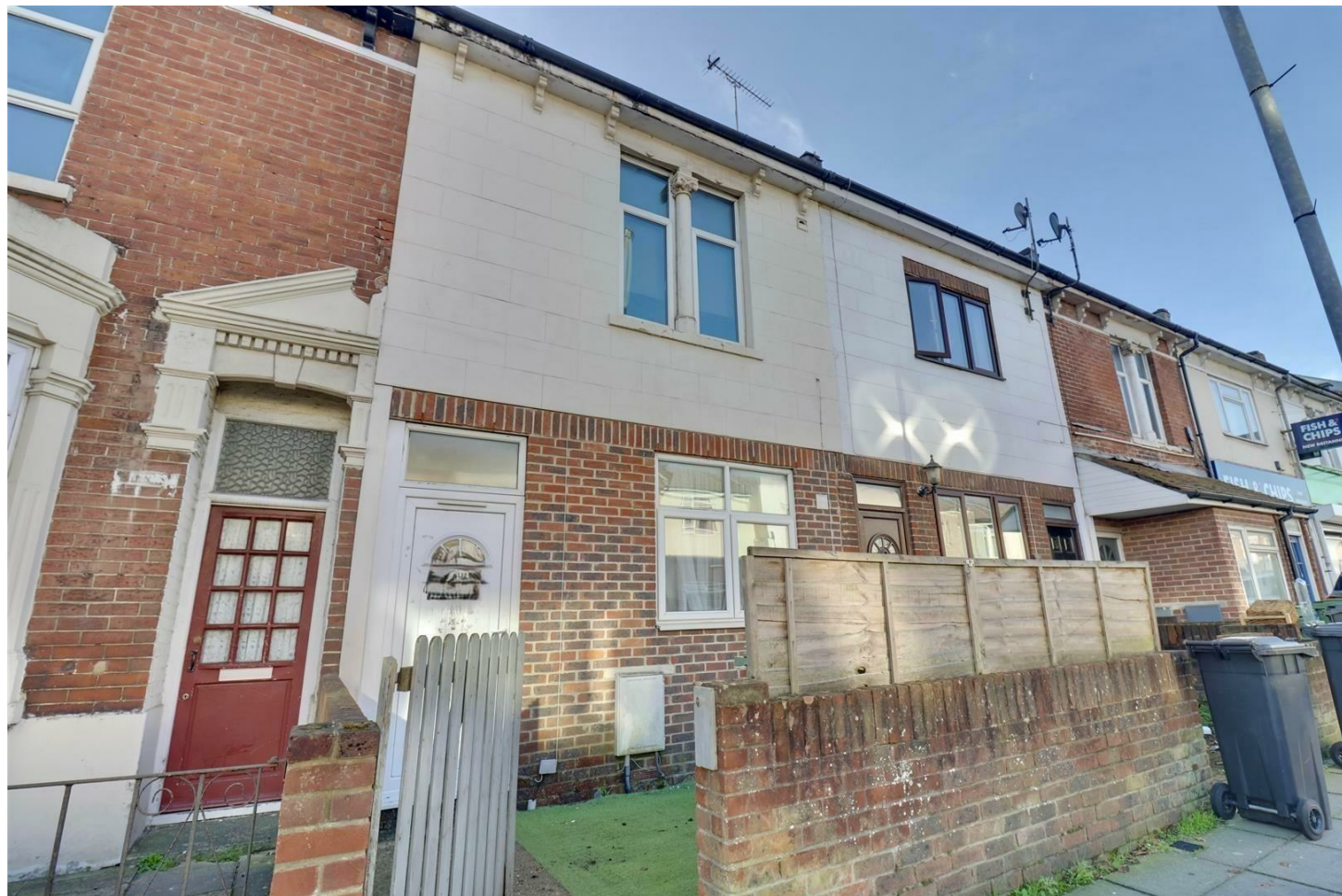


£1,150 Per Month

New Road, Portsmouth PO2 7RJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ GROUND FLOOR
- ❖ PRIVATE REAR GARDEN
- ❖ NEW CARPETS TO BE FITTED
- ❖ REDECORATED THROUGHOUT
- ❖ AVAILABLE DECEMBER
- ❖ CENTRAL LOCATION
- ❖ NEUTRAL DECOR THROUGHOUT
- ❖ SPACIOUS KITCHEN
- ❖ CALL NOW 02392 728 090

Nestled on New Road in the city of Portsmouth, this two-bedroom ground floor flat offers a delightful blend of comfort and convenience.

The flat features two well-proportioned bedrooms, providing ample space for rest and relaxation.

One of the standout features of this property is the private rear garden, an ideal spot for enjoying the outdoors. The flat is currently undergoing a tasteful redecoration, ensuring a fresh

and modern feel throughout. New carpets will also be laid, adding to the overall appeal and comfort of the home.

This flat is perfect for those seeking a low-maintenance lifestyle in a desirable location. With its close proximity to local amenities and transport links, it presents an excellent opportunity for professionals or small families. Don't miss the chance to make this lovely apartment your new home in Portsmouth.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)







Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# 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:

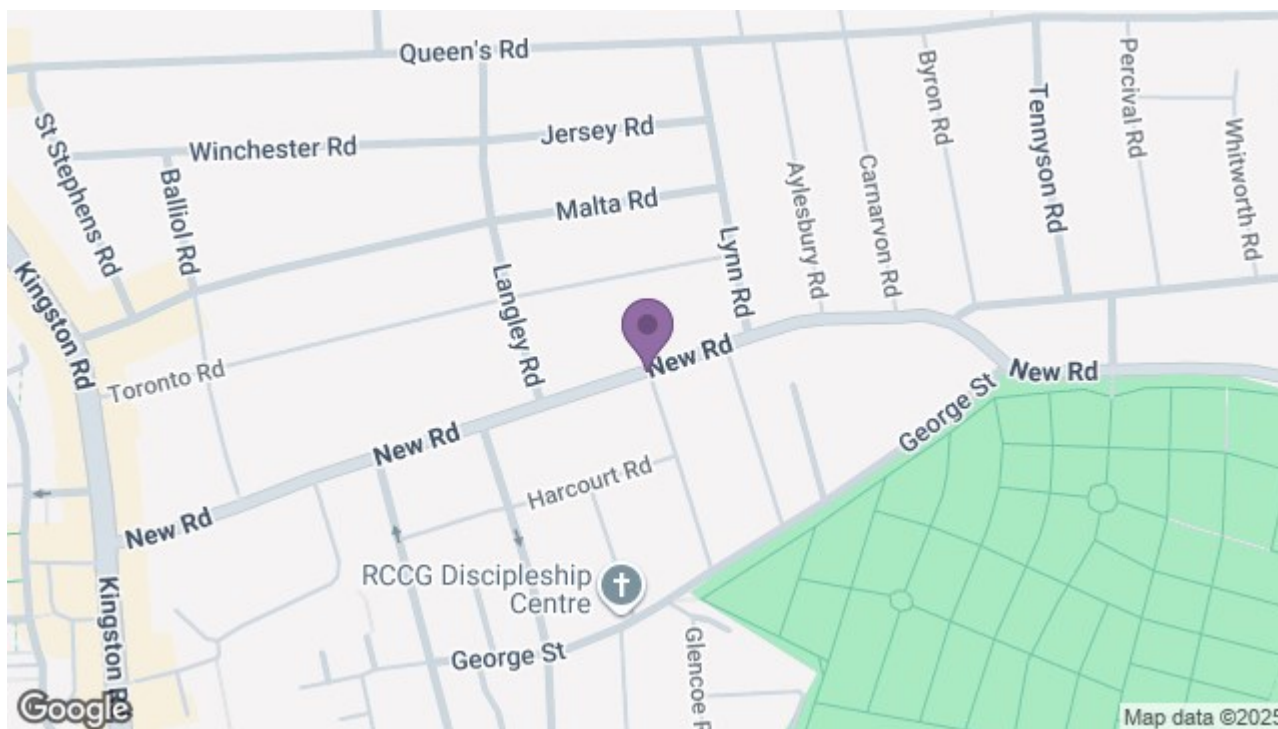
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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 |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |





129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090

