

£1,000 Per Calendar Month

Minden Terrace, St. Marys Road,
Portsmouth PO1 5PQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM FLAT
- ❖ REFURBISHED IN RECENT YEARS
- ❖ OFFERED UNFURNISHED
- ❖ OFF ROAD PARKING SPACE
- ❖ GAS CENTRAL HEATING
- ❖ GROUND FLOOR
- ❖ OWN ENTERANCE
- ❖ AVAILABLE JANUARY
- ❖ MODERN AND TASTEFULLY DECORATED THROUGHOUT
- CALL 02392 728 090

*****STUNNING APARTMENT WITH PARKING*****

Originally the Battle of Minden public house this beautiful building has been thoughtfully redesigned in recent years to 7 residential flats in total with off road parking.

The flat comes with gas central heating, double glazing, modern kitchen & a stunning bathroom suite.

This particular flat is the ground floor with its own separate private entrance, open plan lounge to kitchen with breakfast bar and a large double bedroom and three-piece bathroom. Further benefits include off road parking.

Available mid January, call now to avoid disappointment.

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





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;

18'8" x 11'4" (5.69m x 3.45m)

BEDROOM 16'4" x 9' (4.98m x 2.74m)

BATHROOM 6'8" x 6'5" (2.03m x 1.96m)

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);

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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		

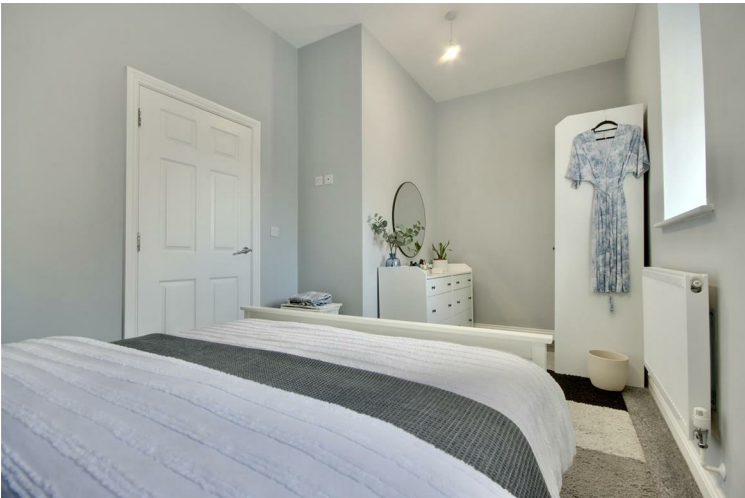
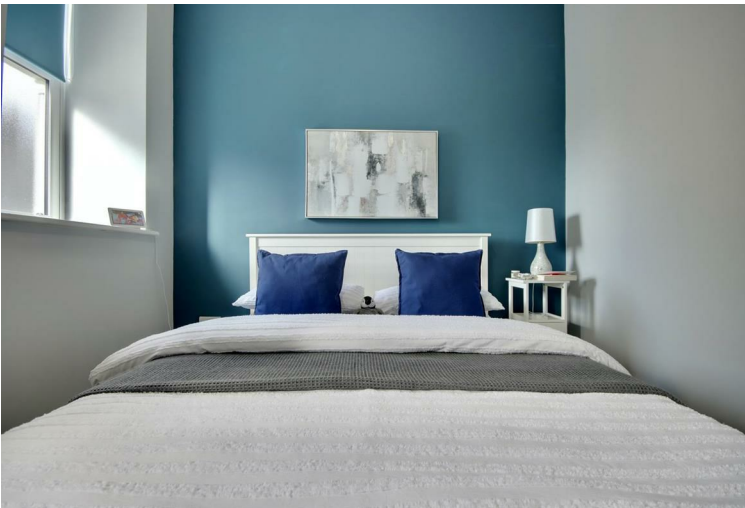
· Council tax (payable to the billing authority);

· Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

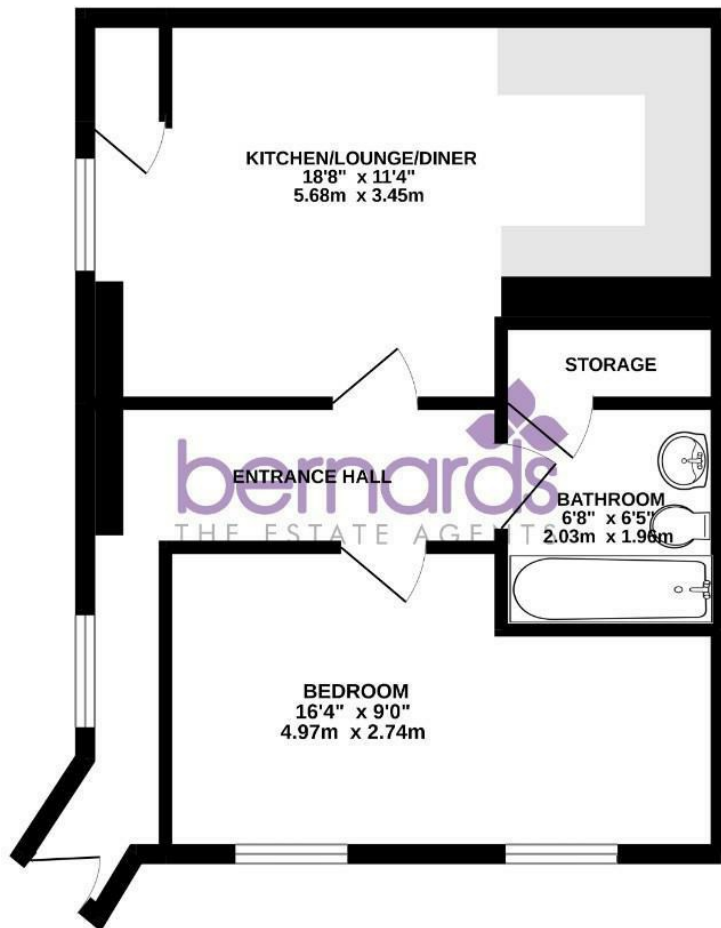
· Reasonable costs for replacement of lost keys or other security devices;

· 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.

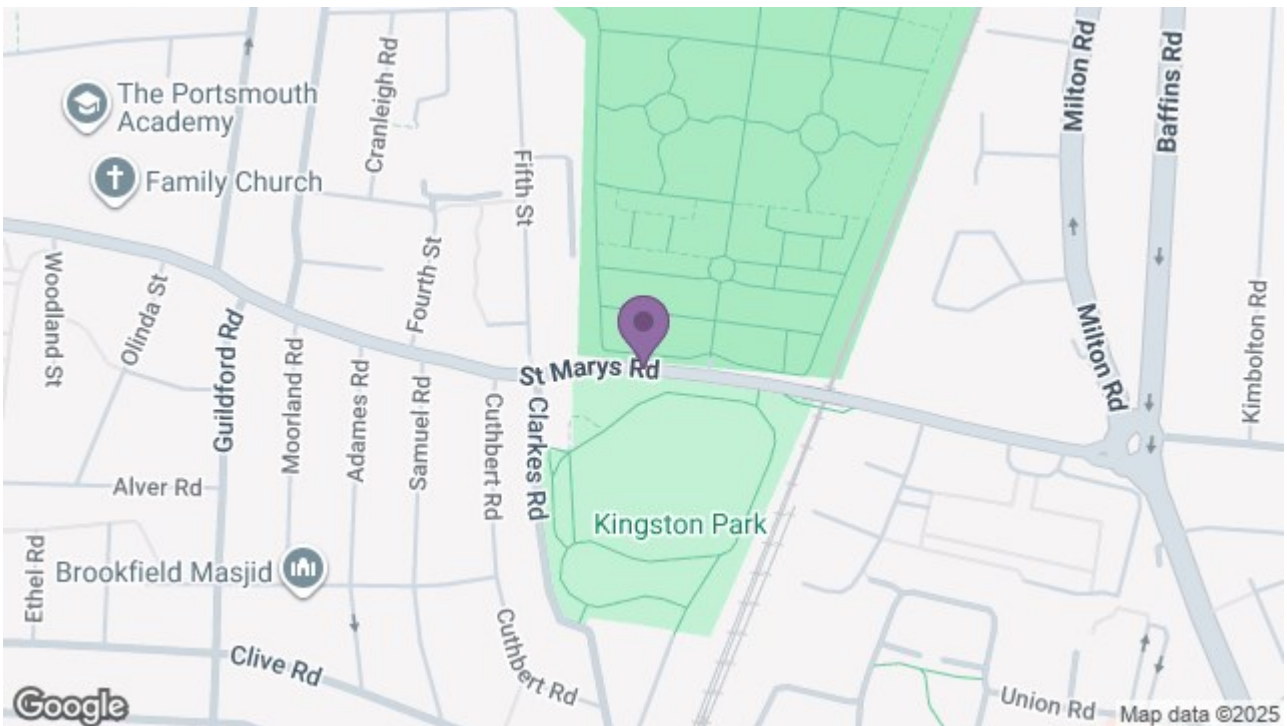


GROUND FLOOR
450 sq.ft. (41.8 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 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.
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