

£1,450 Per Month

Belgravia Road, Portsmouth PO2
0DX

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ MID-TERRACE
- ❖ TWO RECEPTION ROOMS
- ❖ SUN ROOM
- ❖ UPSTAIRS BATHROOM
- ❖ GROUND FLOOR UTILITY/WC
- ❖ UNFURNISHED
- ❖ WHITE GOODS INCLUDED
- ❖ AVAILABLE NOW
- ❖ A MUST VIEW

Bernard's are delighted to introduce to the rental market, this very well presented, three bedroom, mid-terrace property situated on Belgravia Road, in close proximity to many local amenities.

On entry to the property, you are greeted by a large, bright and airy lounge, which is flooded with natural light from the bay window.

The kitchen is finished to a good standard and has ample work surface space. The ground floor also includes a utility/w.c

and is completed by a spacious dining room, and sun room which includes double doors into the garden.

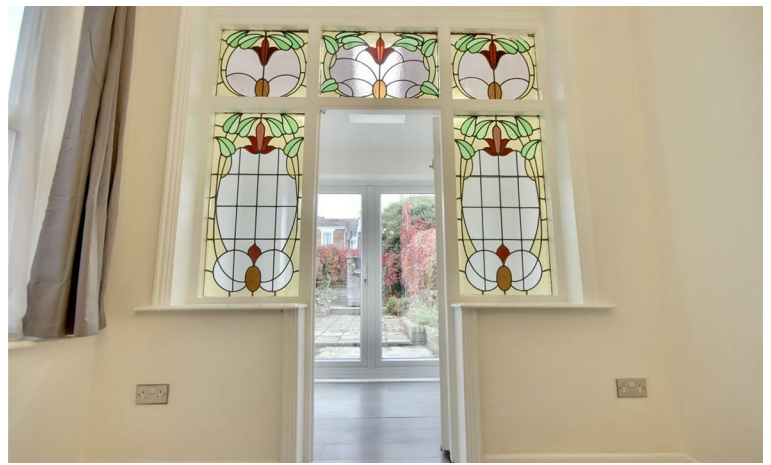
The rear garden is an excellent space and is low maintenance

Moving to the first floor, you have three bedrooms and a modern four piece master bathroom

This wonderful property would make an excellent family home, with its excellent size and fantastic level of finish, we strongly recommend booking an early viewing to avoid disappointment

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





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PROPERTY INFORMATION

LOUNGE

9'8" x 16'6" into bay (2.95m x 5.03m into bay)

KITCHEN

7'2" x 12' (2.18m x 3.66m)

UTILITY/WC

4'7" x 6'9" (1.40m x 2.06m)

DINING ROOM

9'4" x 14'4" (2.84m x 4.37m)

SUN ROOM

9' x 4'4" (2.74m x 1.32m)

BEDROOM ONE

13'3" x 13'11" (4.04m x 4.24m)

BEDROOM TWO

15'7" x 9'4" (4.75m x 2.84m)

BEDROOM THREE

7'10" x 12'1" (2.39m x 3.68m)

BATHROOM

6' x 10'5" (1.83m x 3.18m)

Council Tax Band C

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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 | | |

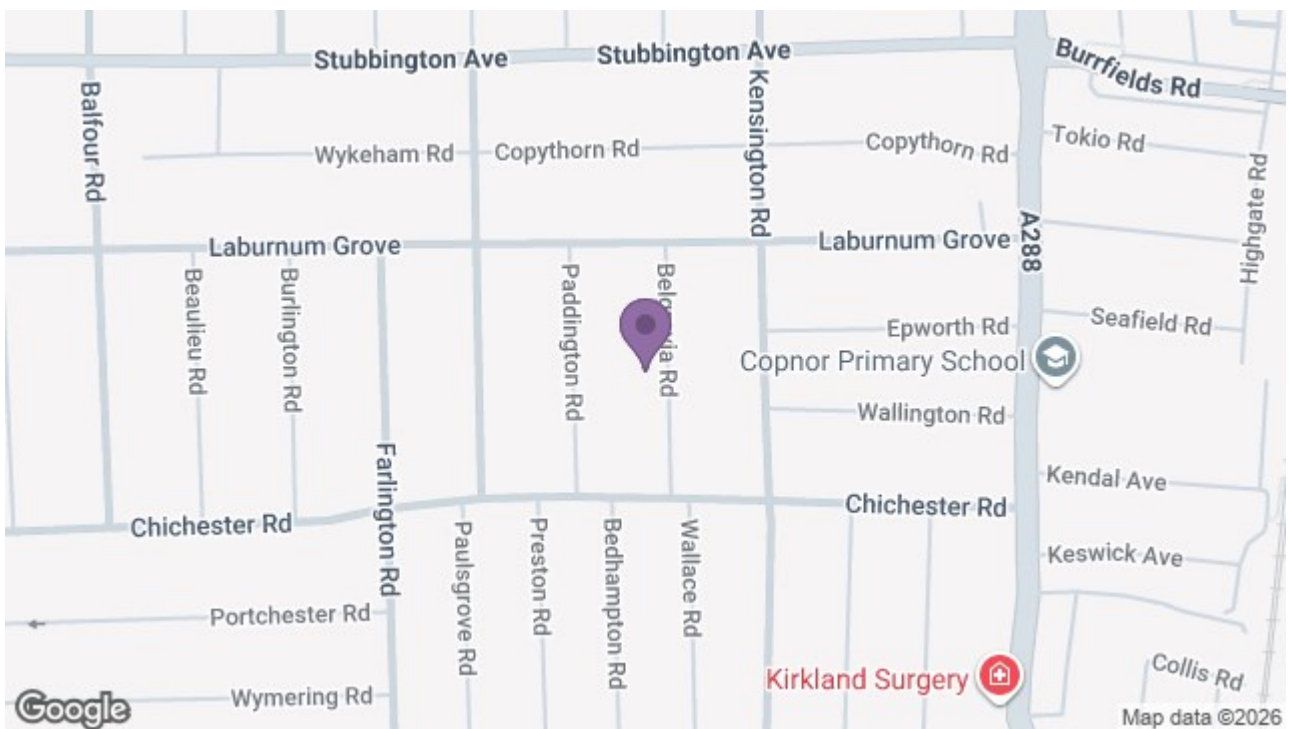


GROUND FLOOR
555 sq.ft. (51.6 sq.m.) approx.



1ST FLOOR
503 sq.ft. (46.7 sq.m.) approx.

TOTAL FLOOR AREA : 1058 sq.ft. (98.3 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

