

£800 Per Calendar Month

8-10 St Helens Parade, Southsea
PO4 0RW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ ONE BEDROOM APARTMENT
- ◆ GAS CENTRAL HEATING & WATER BILLS INCLUDED IN RENT
- ◆ AVAILABLE IMMEDIATELY
- ◆ IDEAL FOR A COUPLE OR SINGLE PROFESSIONAL
- ◆ GREAT SOUTHSEA LOCATION
- ◆ BATHROOM AND ADDITIONAL W.C.
- ◆ SEPERATE KITCHEN
- ◆ FULLY FURNISHED
- ◆ BUILT IN STORAGE
- CALL NOW TO VIEW!

****GAS CENTRAL HEATING & WATER BILLS INCLUDED****

New to the rental market is this one bedroom, third floor apartment situated in the fantastic location of St Helens Parade, Central Southsea! Being within minutes to Southsea Seafront and Canoe Lake, this apartment is situated ideally.

The property is located on the third floor and comprises of a double bedroom, lounge, separate kitchen,

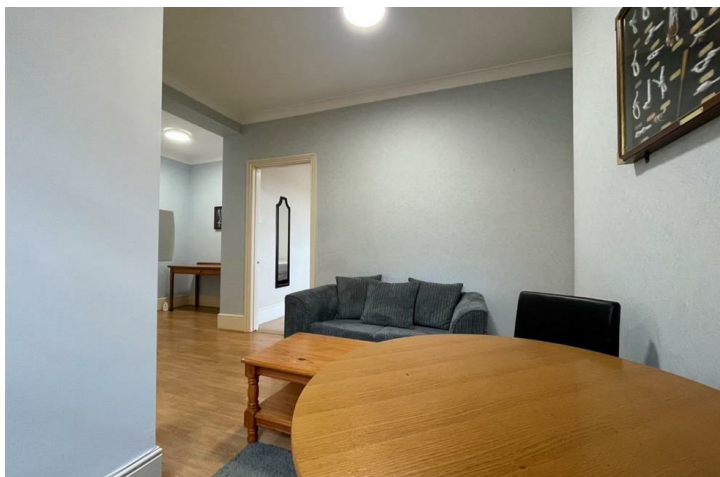
bathroom and separate, additional W.C. The apartment is offered fully furnished including double bed and mattress, built in storage, desk, sofa and table and chairs.

Further benefits include the rent being inclusive of GAS CENTRAL HEATING & WATER BILLS! Tenants will be responsible to pay any other charges.

Available immediately, ideal for a single professional or a couple!

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk





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PROPERTY INFORMATION

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.

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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 64 | |
| (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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