

£675 Per Calendar Month

Canal Walk, Portsmouth PO1 1LG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ HALLS OF RESIDENCE - STUDENTS ONLY
- ❖ 17 FURNISHED ROOMS
- ❖ 11 ENSUITE ROOMS
- ❖ 60 M2 LOUNGE-KITCHEN
- ❖ WEEKLY COMMUNAL CLEANER
- ❖ CITY CENTRE LOCATION
- ❖ HIGH SPEED WIFI INCLUDED
- ❖ 10 MONTH CONTRACT
- ❖ ALL BILLS INCLUDED

****STUDENT ROOM TO LET, ENSUITE, ALL BILLS INCLUDED****

We are delighted to introduce Weston Court, a modern 17 bedroom Halls of Residence which has been converted to offer modern living, on the doorstep of The City Centre.

Weston Court is brand new accommodation which is ready for occupation in October 2021 and offers secure living environment within walking distance to the City Centre, Local transport links and University buildings.

The building sees 17 rooms, with 11 ensuite

and some fantastic communal facilities, including a 60m² Kitchen/Lounge with multiple ovens and integrated appliances, laundry room, dining room, high speed wifi, secure bicycle store and an enclosed rear garden

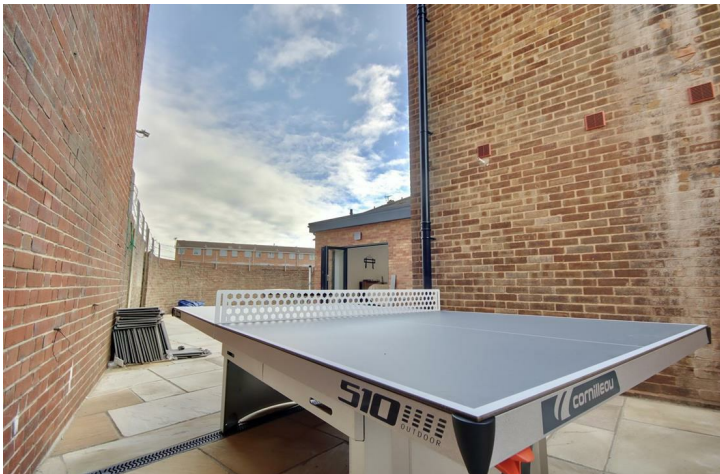
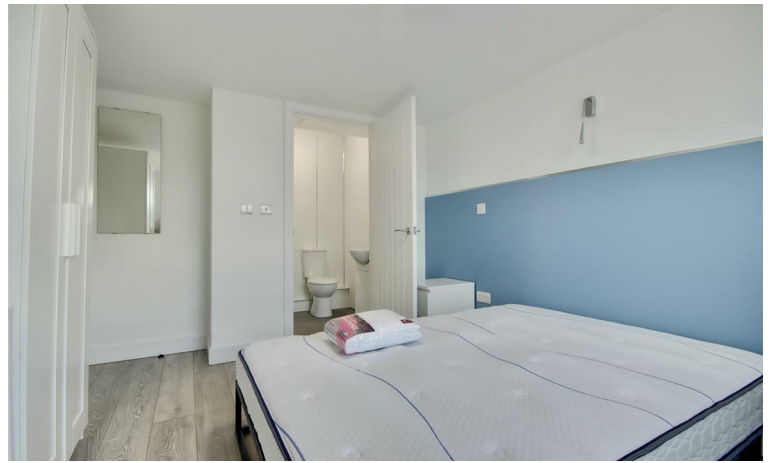
It is very rare that this standard of accommodation is in such a wonderful location should become available. To have the option of such a quality finish within such a requested location we strongly advised booking a viewing to secure your room of choice.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk





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PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

Newly Created 17 Bedroom Student Hall of Residence
Brand New for 2021/22 Academic year
10 Month Contract Payable
60M2 Lounge - Kitchen Area
Separate Laundry
Secure Cycle Store
Dining Room
Enclosed Rear Garden
11 En-suite Rooms
High Speed Wi-fi
Fully Furnished
Modern Décor
Weekly Communal Area
Cleaning
Located very close to the City Centre/Guildhall/etc

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		
(39-54)	E	48	55
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



1ST FLOOR
143 sq.ft. (13.3 sq.m.) approx.



TOTAL FLOOR AREA : 143 sq.ft. (13.3 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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