

£1,500 Per Calendar Month

Harold Road, Southsea PO4 0LR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- THREE BEDROOM TERRACED HOUSE
- GREAT FAMILY HOME
- MODERN KITCHEN & BATHROOM
- WEST FACING GARDEN
- DOWNSTAIRS BATHROOM
- TWO RECEPTION ROOMS
- GREAT SOUTHSEA LOCATION
- SHORT DISTANCE FROM ALBERT ROAD
- AVAILABLE NOW
- OFFERED UNFURNISHED

### \*\*FAMILY HOME\*\*

We are delighted to be welcoming to the market this modern three bedroom, mid-terrace home in a sought after location in close proximity to local amenities

This property was refurbished within the last few years and has a modern kitchen and bathroom. The property has recently undergone redecoration throughout!

Entering the property via the entrance hallway, you have a modern lounge with a bay window, flooding the room with natural light. Moving through, the property's modern kitchen is finished to a high standard with high gloss, soft close base and wall

units. The ground floor is completed by an additional reception room and the bathroom.

Moving through the kitchen, you have the property's garden, which is fully laid to paving and is west facing.

Moving upstairs, you have three bedrooms all with grey carpets.

Available IMMEDIATELY and offered unfurnished!

This fantastic property would make a wonderful family home hence we strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# 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.

## Council Tax Band B

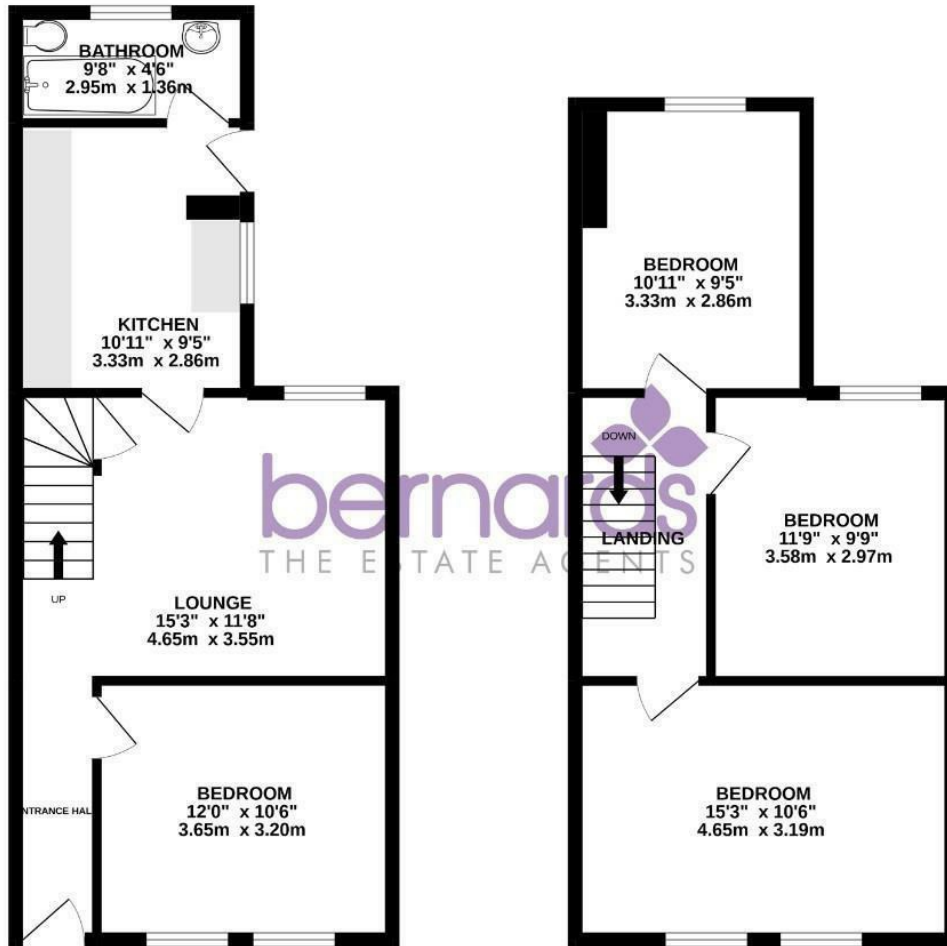


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR  
480 sq.ft. (44.6 sq.m.) approx.

1ST FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 923 sq.ft. (85.7 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.

Made with Metropix ©2022



8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

