

**TO LET**

£1,850 PCM

Britannia Road, Hampshire PO5 1SN



8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



4 1 1

### HIGHLIGHTS

- FOUR BEDROOMS
- FURNISHED
- SEPARATE LIVING ROOM
- LARGE KITCHEN BATHROOM
- CENTRAL LOCATION
- 11 MONTH CONTRACT
- STUDENT HOUSE
- WELL PRESENTED
- THREE FLOORS
- VIEW NOW

**\*\*FOUR BEDROOM STUDENT HOUSE FOR 2024\*\***

We are delighted to offer this lovely 4 bedroom STUDENT house in the great central location of Southsea.

The property is vast in size and is split over three floors, downstairs the lounge is a great size offering nice high ceilings and period features, a lovely kitchen features space for dining also, the bedrooms are all very good in size and offer double beds, on the

top floor features a good size bathroom with shower over bath. Further benefits include double glazing and gas central heating.

The property is located only around 10-15 minutes walk to the main university campus.

Offered fully furnished.

Reserve Now for September 2024!

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



# PROPERTY INFORMATION

## 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.

## 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.

## 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;

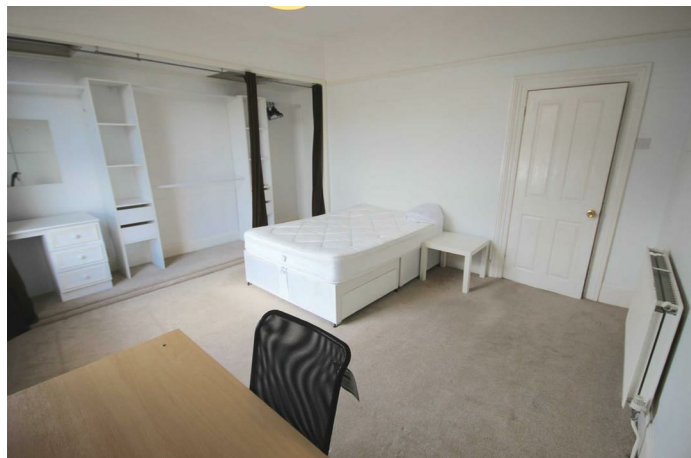
- Council tax (payable to the billing authority);

- 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			
		50	74



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

