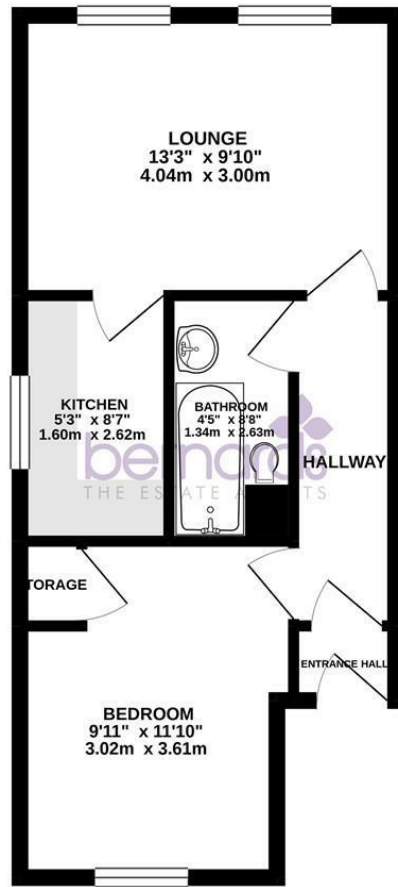


1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 373 sq.ft. (34.7 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 ©2020



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



£875 PCM

Albert Road, Southsea PO5 2SW



***CENTRAL SOUTHSEA Available from May 2024
 LOCATION ***

HIGHLIGHTS

- ❖ FIRST FLOOR FLAT
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ CLOSE TO AMENITIES
- ❖ AVAILABLE MAY
- ❖ A MUST VIEW
- ❖ ONE DOUBLE BEDROOM
- ❖ SPACIOUS LOUNGE
- ❖ GATED ACCESS

We are delighted to bring to the market a bright and airy one bedroom first floor flat located in the heart of Southsea, in walking distance of local amenities, including shops and restaurants.

The property comprises of a bright and airy lounge, which opens into the kitchen. The property is completed by a generous double bedroom and three-piece bathroom.

Call today to arrange a viewing
 02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

13'3" x 9'10" (4.04m x 3.00m)

KITCHEN

5'3" x 8'7" (1.60m x 2.62m)

BEDROOM

9'11" x 11'10" (3.02m x 3.61m)

BATHROOM

8'8" x 4'5" (2.64m x 1.35m)

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.

COUNCIL TAX BAND A

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		77	79
(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	



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

