

£1,450 PCM

Gloucester House, Portsmouth PO1
3GD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ WATER BILLS INCLUDED
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE
- ❖ NEUTRALLY DECORATED
- ❖ WELL PRESENTED
- ❖ MINUTES FROM GUNWHARF QUAYS
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ AVAILABLE JULY
- ❖ ALLOCATED PARKING SPACE

Welcome to Gloucester House on Queen Street, Portsmouth! This charming flat offers a perfect blend of comfort and style, ideal for those seeking a new place to call home.

Upon entering, you are greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The property boasts two cosy bedrooms, providing ample space for a small family, guests, or even a home office.

With two bathrooms, mornings will be a breeze for everyone, ensuring no one has to wait for their turn. The convenience of having

parking for one vehicle adds to the appeal of this property, making it a practical choice for those with a car.

Located in a purpose-built building, Gloucester House offers a secure and well-maintained environment for residents to enjoy. The flat's layout and design are sure to impress, providing a comfortable and inviting atmosphere for you to personalise and make your own.

Don't miss out on the opportunity to make Gloucester House your new home sweet home in the heart of Portsmouth. Book a viewing today and envision the possibilities that this lovely property has to offer.

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





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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.

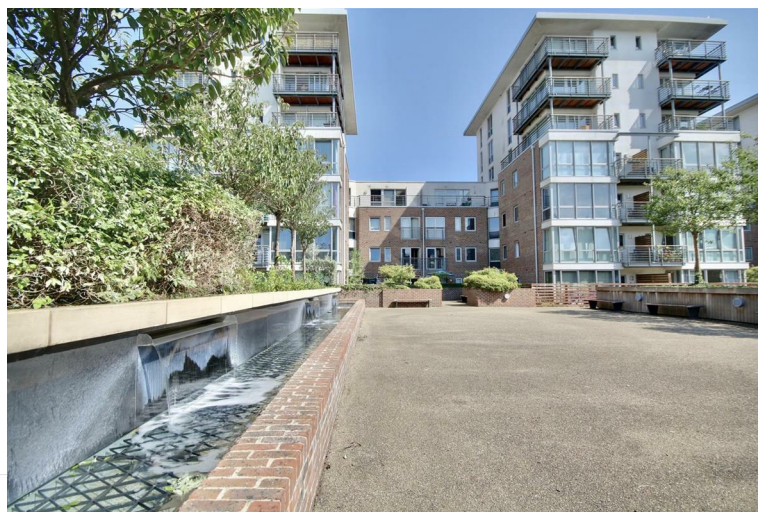
Tenant Fees Act 2019

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	81	84
(69-80)	C		
(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	





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