

£875 Per Calendar Month

16-18 Alhambra Road, Southsea  
PO4 0RB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ MODERNIZED KITCHEN & BATHROOM
- ❖ UPPER GROUND FLOOR
- ❖ CLOSE TO SOUTHSEA SEAFRONT & PIER
- ❖ SHORT WALK TO AMENITIES
- ❖ AVAILABLE NOW
- ❖ OFFERED UNFURNISHED
- ❖ IDEAL FOR COUPLE OR SINGLE PROFESSIONAL

Welcome to this charming property located on Alhambra Road in the sought-after area of Southsea. This delightful flat conversion offers a cosy reception room, perfect for relaxing or entertaining guests.

With one bedroom, this property is ideal for a single person or a couple looking for a comfortable living space. The bathroom provides convenience and privacy, completing the layout of this lovely home.

Situated in a vibrant neighbourhood, this flat offers easy access to local amenities, trendy cafes, and Southsea Seafront, making it a desirable location for those seeking a blend of convenience and leisure.

Although the exact square footage is not specified, the cosy layout of this flat conversion ensures a warm and inviting atmosphere for its residents. Don't miss the opportunity to make this charming property your new home in Southsea.

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





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# 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.

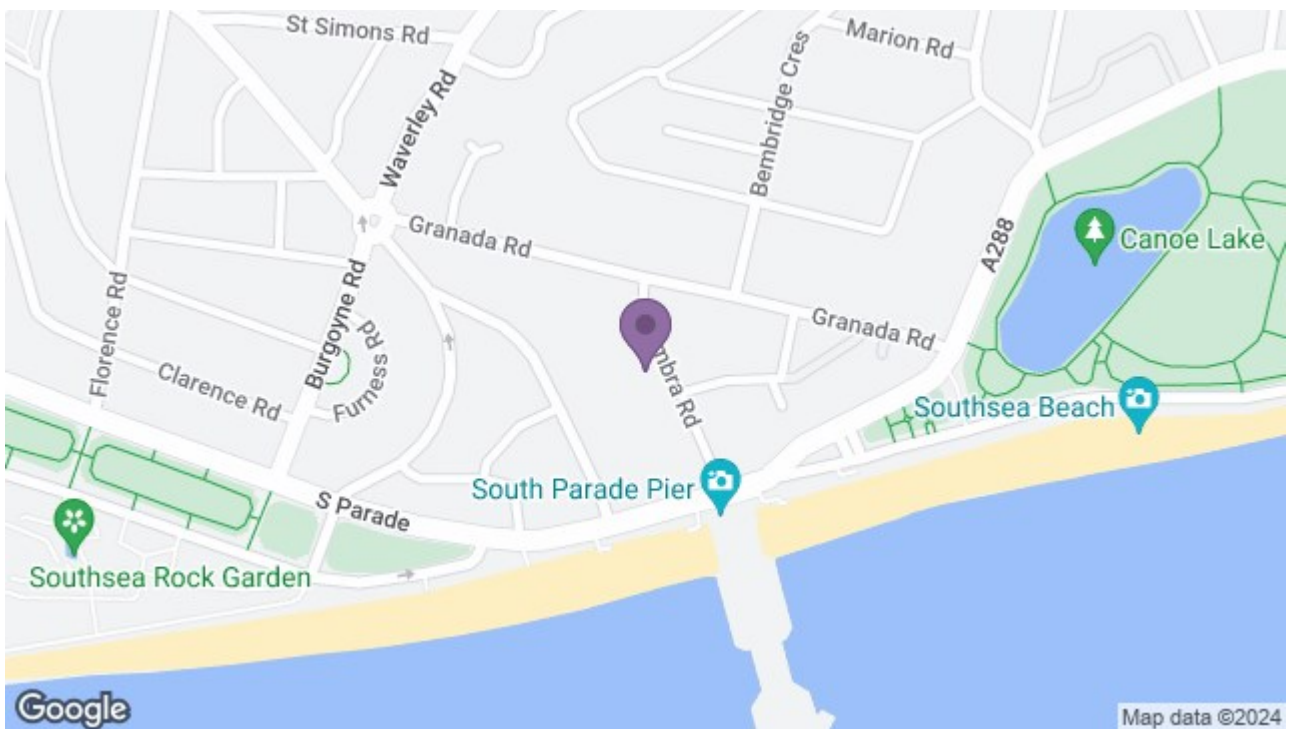
## Right to Rent

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.



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			
EU Directive 2002/91/EC			
England & Wales			





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

