

£950 Per Calendar Month

16-18 Alhambra Road, Southsea
PO4 0RB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM CONVERSION APARTMENT
- ❖ FITTED KITCHEN & BATHROOM
- ❖ NEUTRALLY DECORATED THROUGHOUT
- ❖ MOMENTS FROM THE SEAFRONT
- ❖ GAS CENTRAL HEATING
- ❖ SPACIOUS LOUNGE
- ❖ AVAILABLE IMMEDIATELY
- OFFERED UNFURNISHED

Welcome to Alhambra Road, Southsea - an apartment located moments from Southsea Seafront and the Pier! This delightful flat conversion boasts a spacious reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family, guests, or even a home office. The property features a well-appointed bathroom, ensuring convenience and comfort for all residents.

Located in the heart of Southsea, this property offers the best of both worlds - a peaceful retreat within easy reach of the

vibrant city life. Whether you're looking to enjoy a leisurely stroll along the seafront, explore local cafes and shops, or simply unwind in your own sanctuary, this flat conversion provides the ideal setting.

Don't miss out on the opportunity to make this property your own. Embrace the character and charm of this flat conversion and envision the possibilities it holds for you. Contact us today to arrange a viewing and take the first step towards calling Alhambra Road your new home.

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02392 864 974
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.

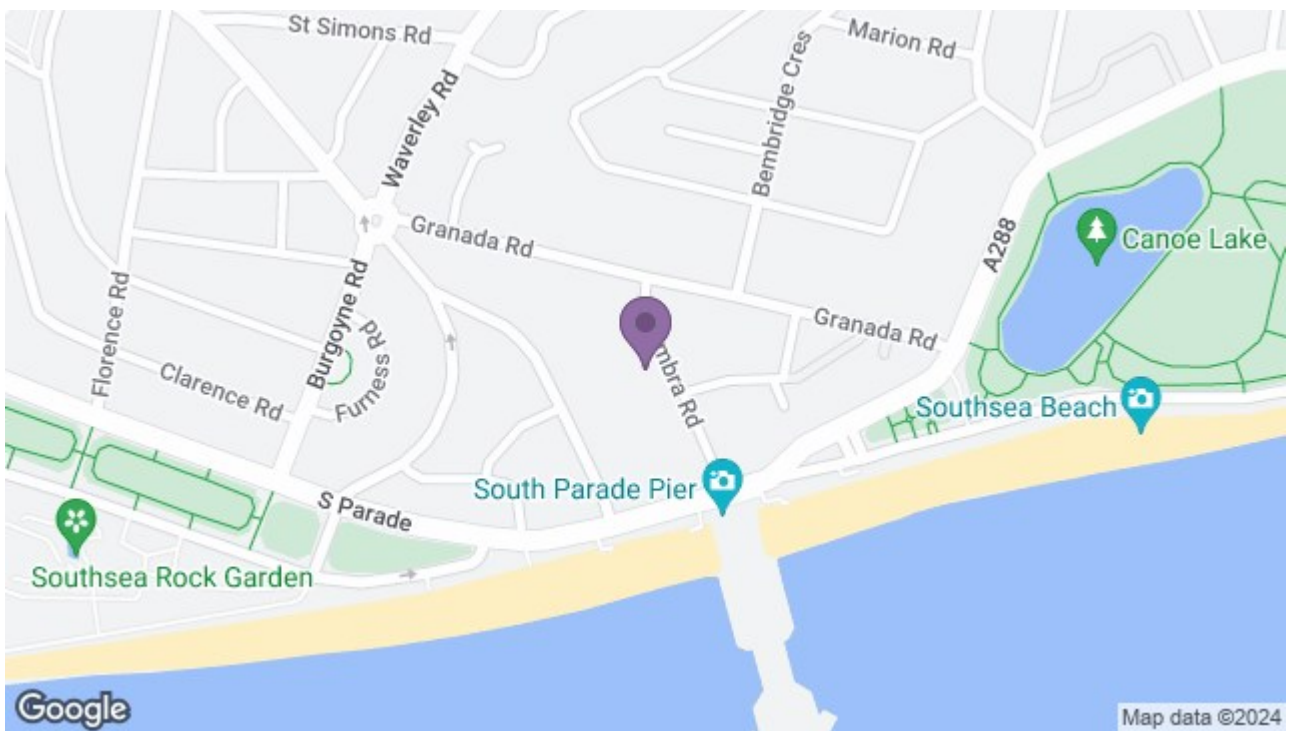
Right to Rent

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			
England & Wales		EU Directive 2002/91/EC	





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