

£1,200 Per Calendar Month

Western Parade, Southsea PO5 3JG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ OVER LOOKING SOLENT
- ❖ FULLY FURNISHED
- ❖ BRAND NEW KITCHEN
- ❖ OPEN PLAN KITCHEN/ LIVING ROOM
- ❖ WATER & GAS CENTRAL HEATING BILLS INCLUDED
- ❖ AVAILABLE NOW
- ❖ BRIGHT & AIRY
- ❖ SHORT WALK FROM PALMERSTON ROAD
- VIEW NOW

### \*\*SEA VIEWS\*\*

We are delighted to present this recently refurbished, two bedroom apartment located in the heart of Southsea. The apartment itself offers spectacular views of the coast and Southsea Common. If you are looking for a bright and airy apartment in an ideal location, then look no further....

The property includes two double bedrooms, both furnished with double beds, wardrobes and chest of drawers. There is a small study space, equipped with

a desk and would be ideal to work/ study from home. You have an open living kitchen area, newly decorated with a brand new kitchen and finished with white goods, sofa, dining table and chairs and coffee table. From here you will find views of the sea to relax and unwind.

The gas central heating and water bills are included, tenants need to pay their own electricity and council tax bills. Super fast Virgin Media broadband can be added for an extra £25.00 PCM.

Available now!

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

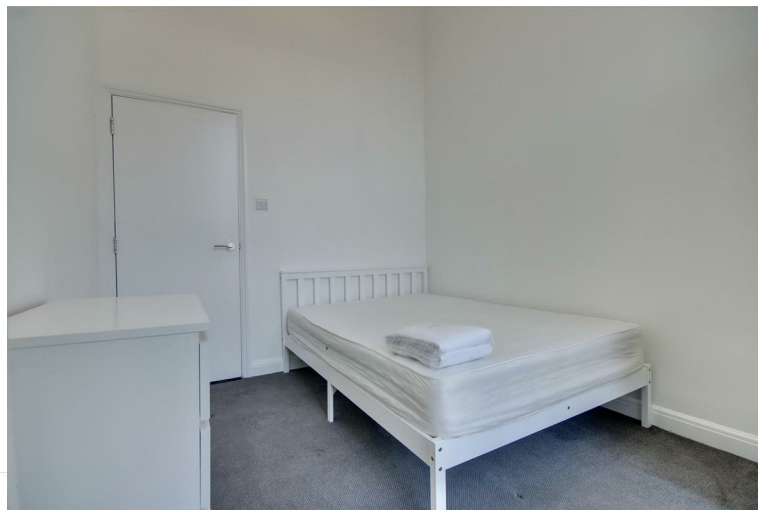
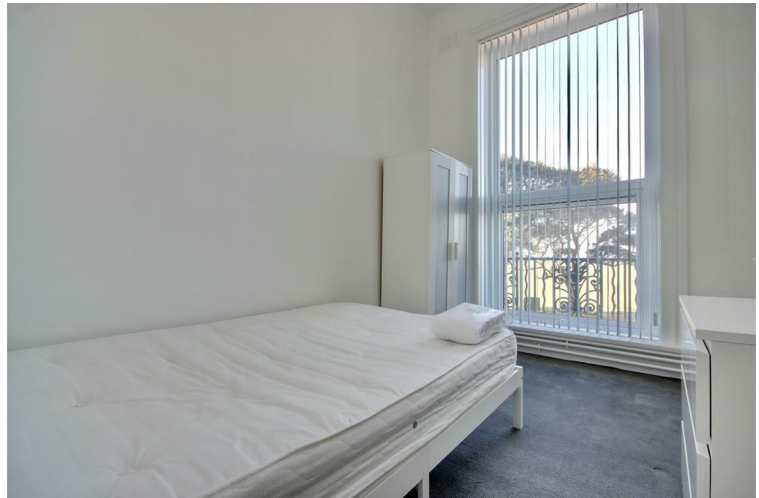
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## 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.

## 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.

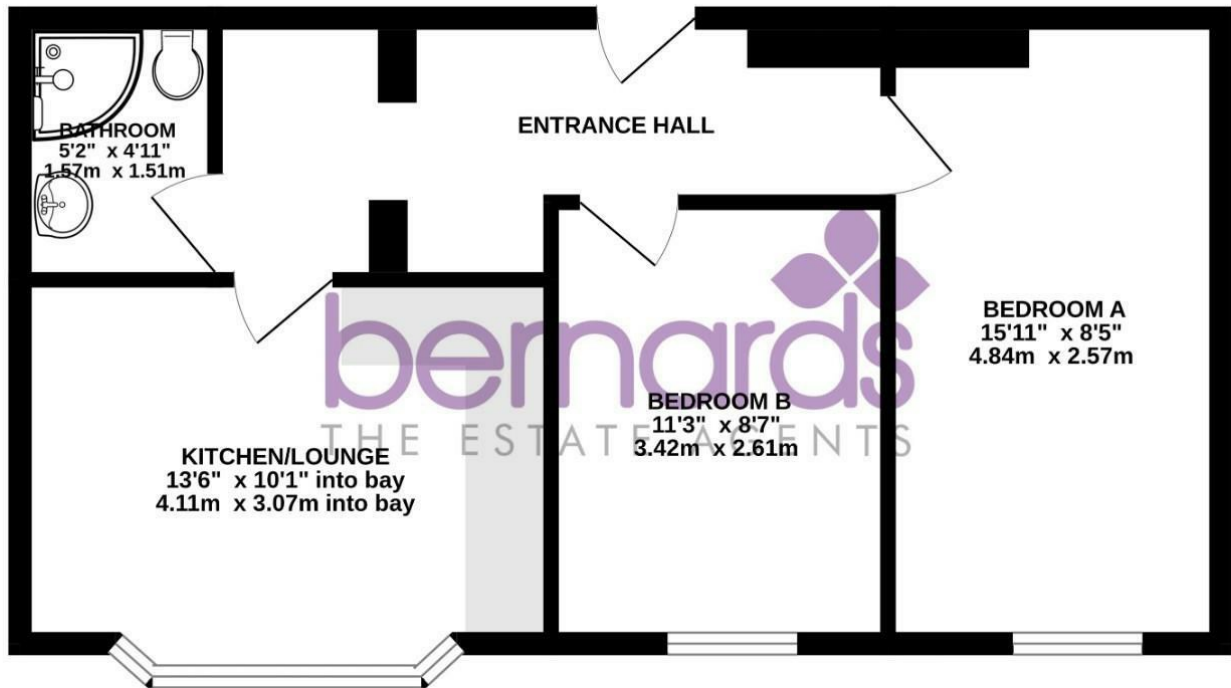


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



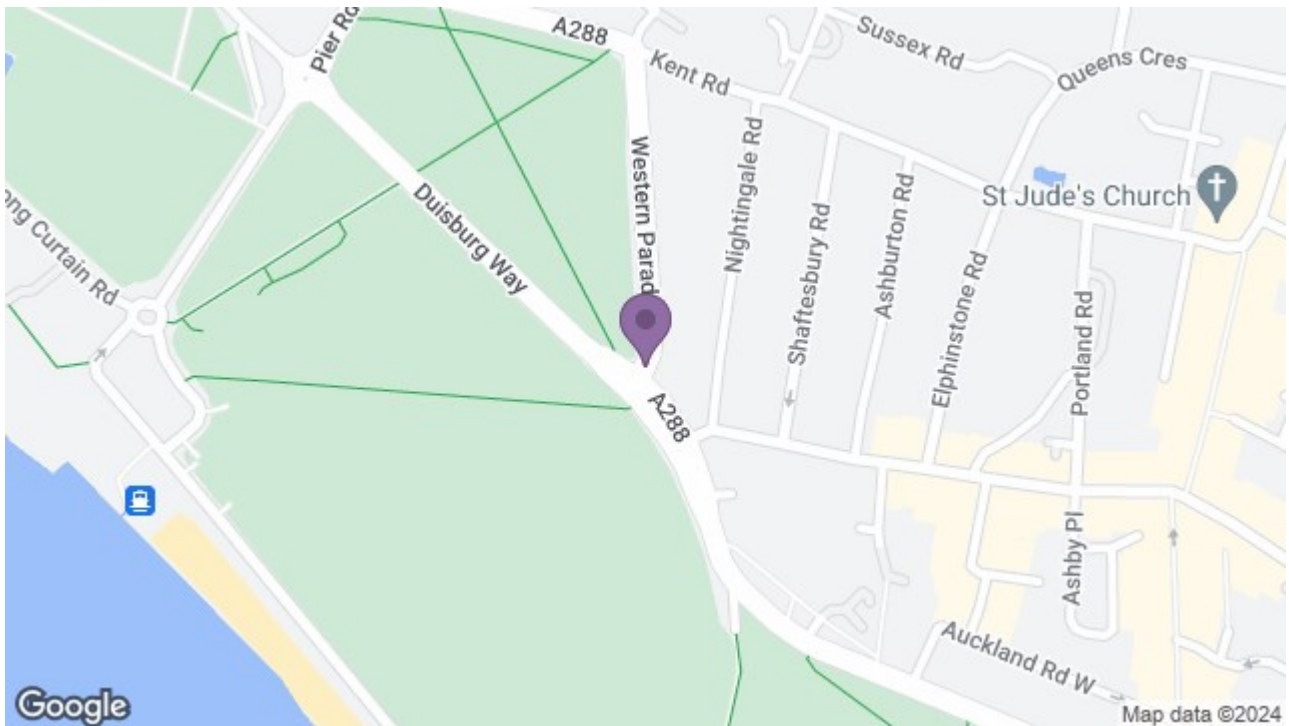
# 1ST FLOOR

479 sq.ft. (44.5 sq.m.) approx.



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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.  
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974

