

**TO LET**

£1,900 PCM

Delamere Road, Southsea PO4 0JA

**bernards**  
THE ESTATE AGENTS



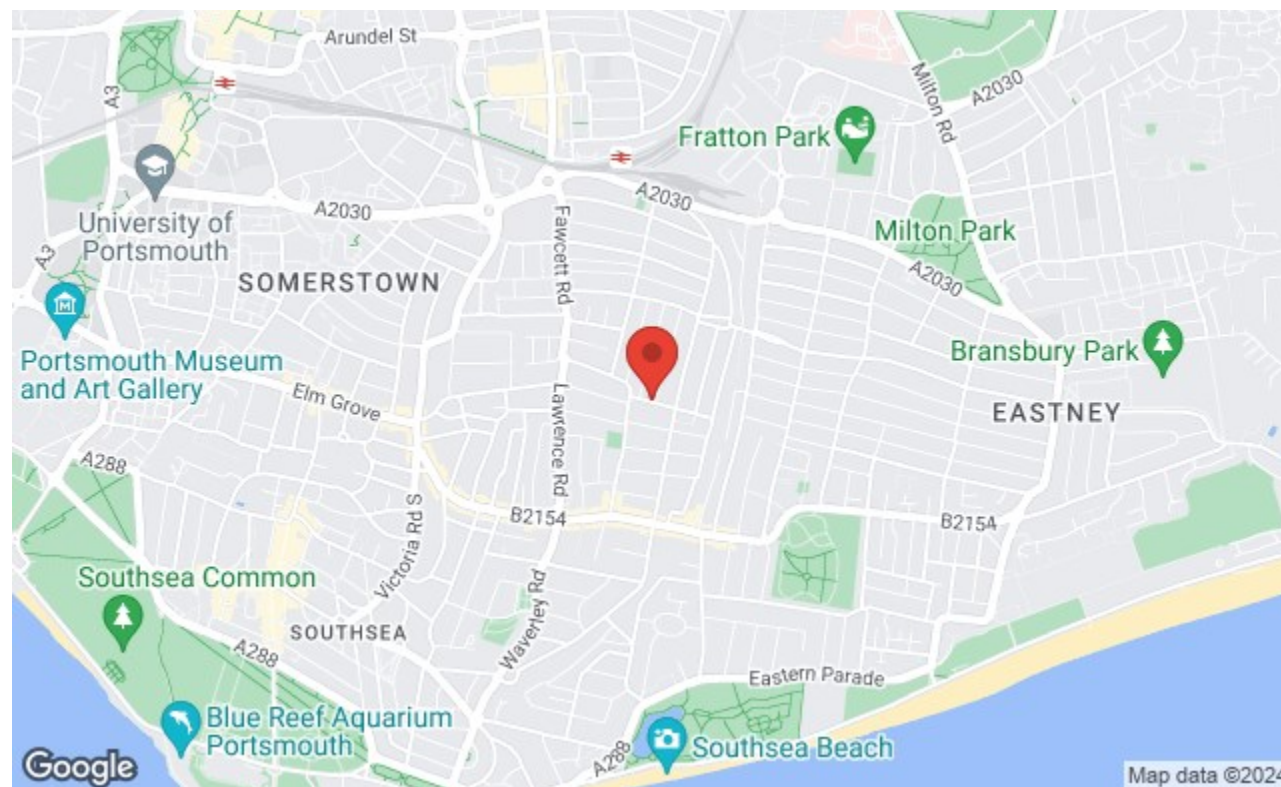
1ST FLOOR  
APPROX. FLOOR  
AREA 529 SQ.FT.  
(49.1 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 593 SQ.FT.  
(55.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1122 SQ.FT. (104.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale. Made with Metropix ©2018



5 bedrooms, 2 bathrooms, 1 living area

### HIGHLIGHTS

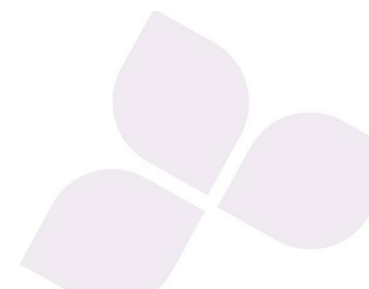
- STUDENT HOUSE
- FIVE DOUBLE BEDROOMS
- SPACIOUS THROUGHOUT
- MODERN KITCHEN
- UPSTAIRS BATHROOM
- SECOND TOILET
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- FULLY FURNISHED
- RESERVE FOR SEPTEMBER 2024

We are pleased to offer 5 BEDROOM STUDENT HOUSE in the location of central Southsea, situated very close to Albert road and the main university bus pick up. View now and secure your accommodation for September 2024!

The property features 5 double bedrooms, nice modern kitchen/lounge, main bathroom with 2nd toilet, furnished and good order throughout.

Located 25 minutes to Main University Campus, 2 Minutes walk to Albert Road, 5 minutes

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



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



# PROPERTY INFORMATION

## 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.

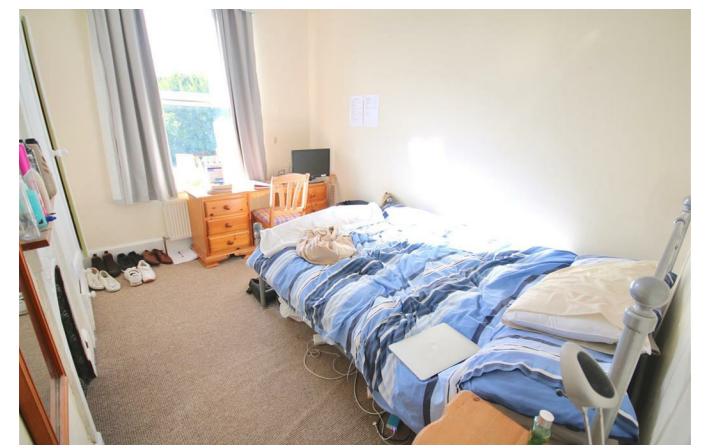
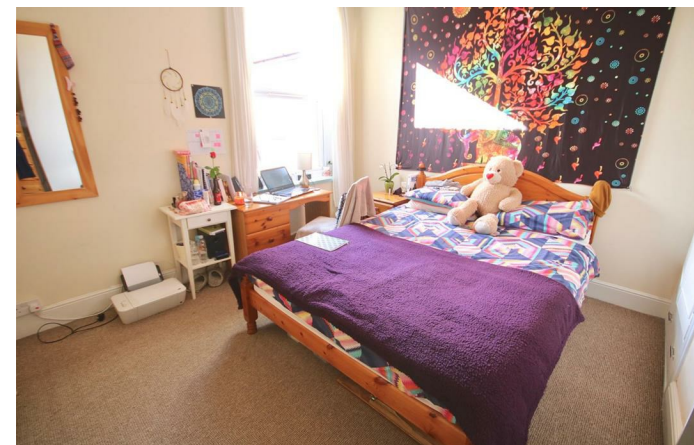
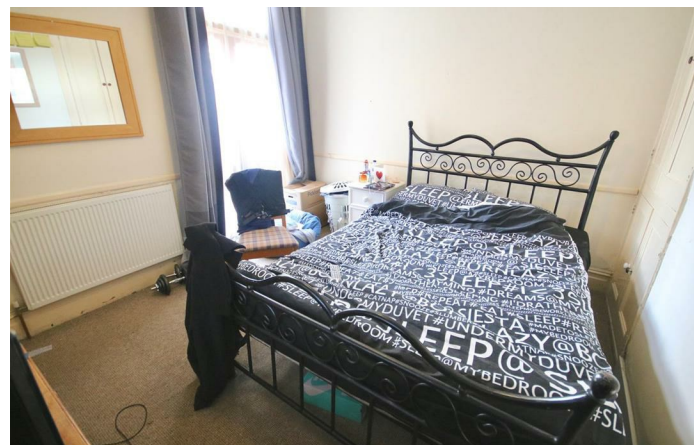
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

## 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			84
(81-91) B			
(69-80) C		68	
(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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