

£1,100 Per Month

8-10 St. Helens Parade, Southsea
PO4 0RW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ TWO RECEPTION ROOMS
- ❖ FURNISHED
- ❖ GAS CENTRAL HEATING BILLS INCLUDED
- ❖ SOUTHSEA SEAFRONT LOCATION
- ❖ AVAILABLE NOW
- ❖ SPACIOUS LIVING
- ❖ GROUND FLOOR
- ❖ NEUTRAL THROUGHOUT

****GAS CENTRAL HEATING & COUNCIL TAX INCLUDED****

We are pleased to welcome to the market this two bedroom, spacious apartment. Adjacent to the Pier, this is situated ideally within a stones throw to the Seafront!

The property comprises of two reception rooms, which are both adunent with space and offered with furnishings. The kitchen is fully

equipped with white goods including washing machine, fridge & freezer. The bedrooms are both double in size with double beds and furnishings included.

With gas central heating and council tax bills included, Tenants pay their own water and electricity, and it is ready to move into!

Call now to arrange your viewing appointment!

Call today to arrange a viewing
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

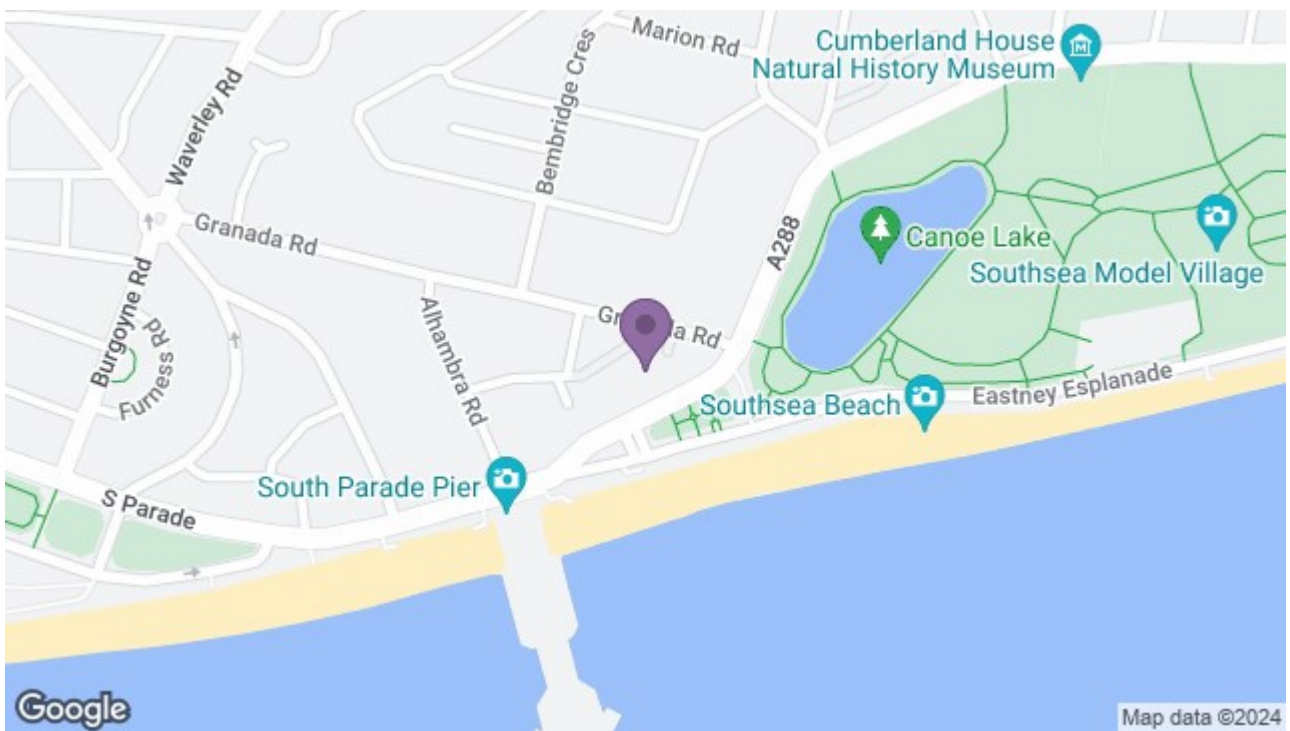
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

COUNCIL TAX INCLUSIVE



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	76
(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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