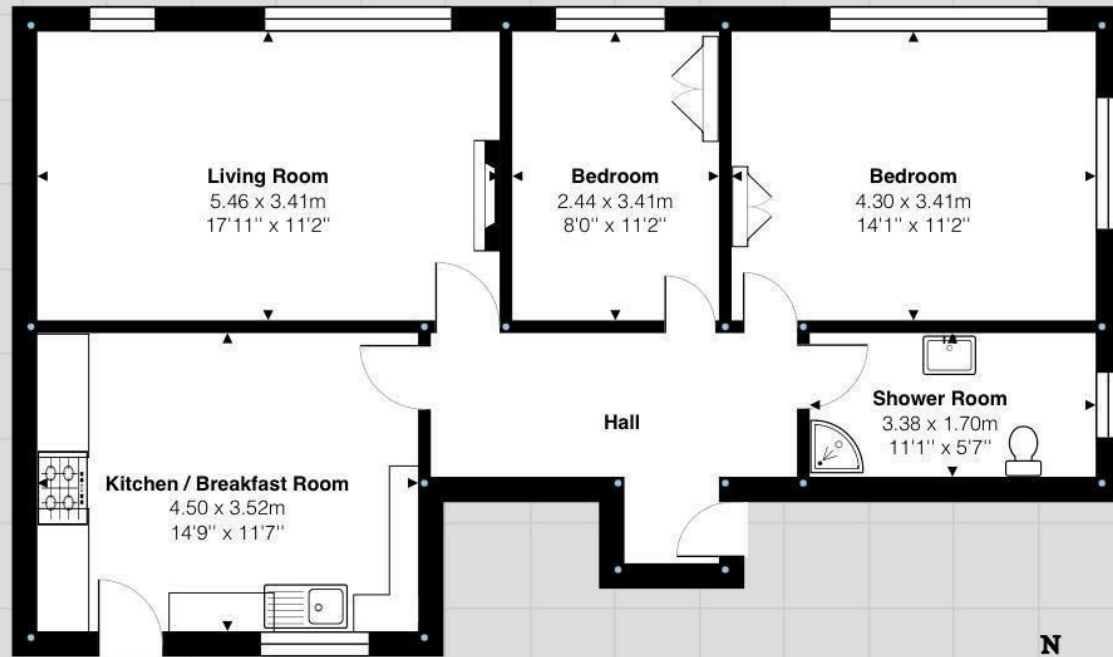
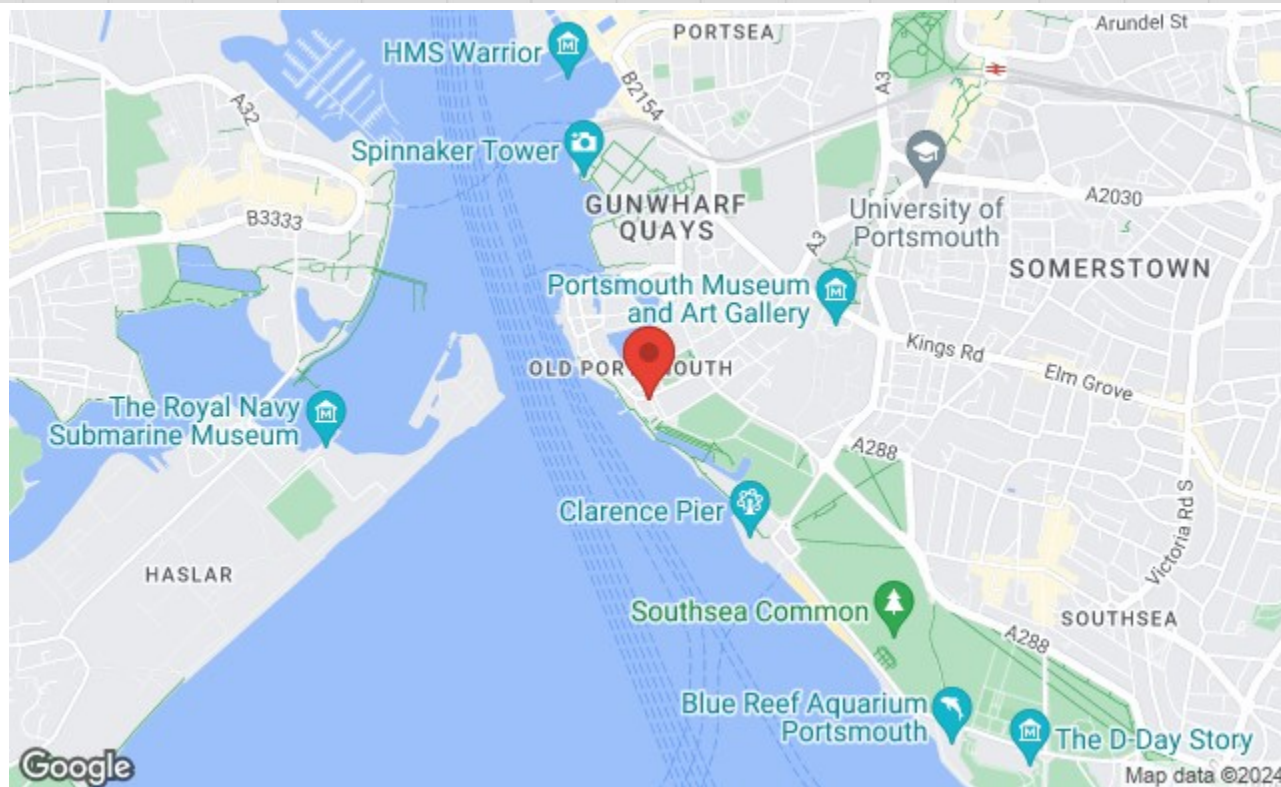


20 Fontenoy House



Total Area: 75.0 m² ... 807 ft²

All measurements are approximate and for display purposes only

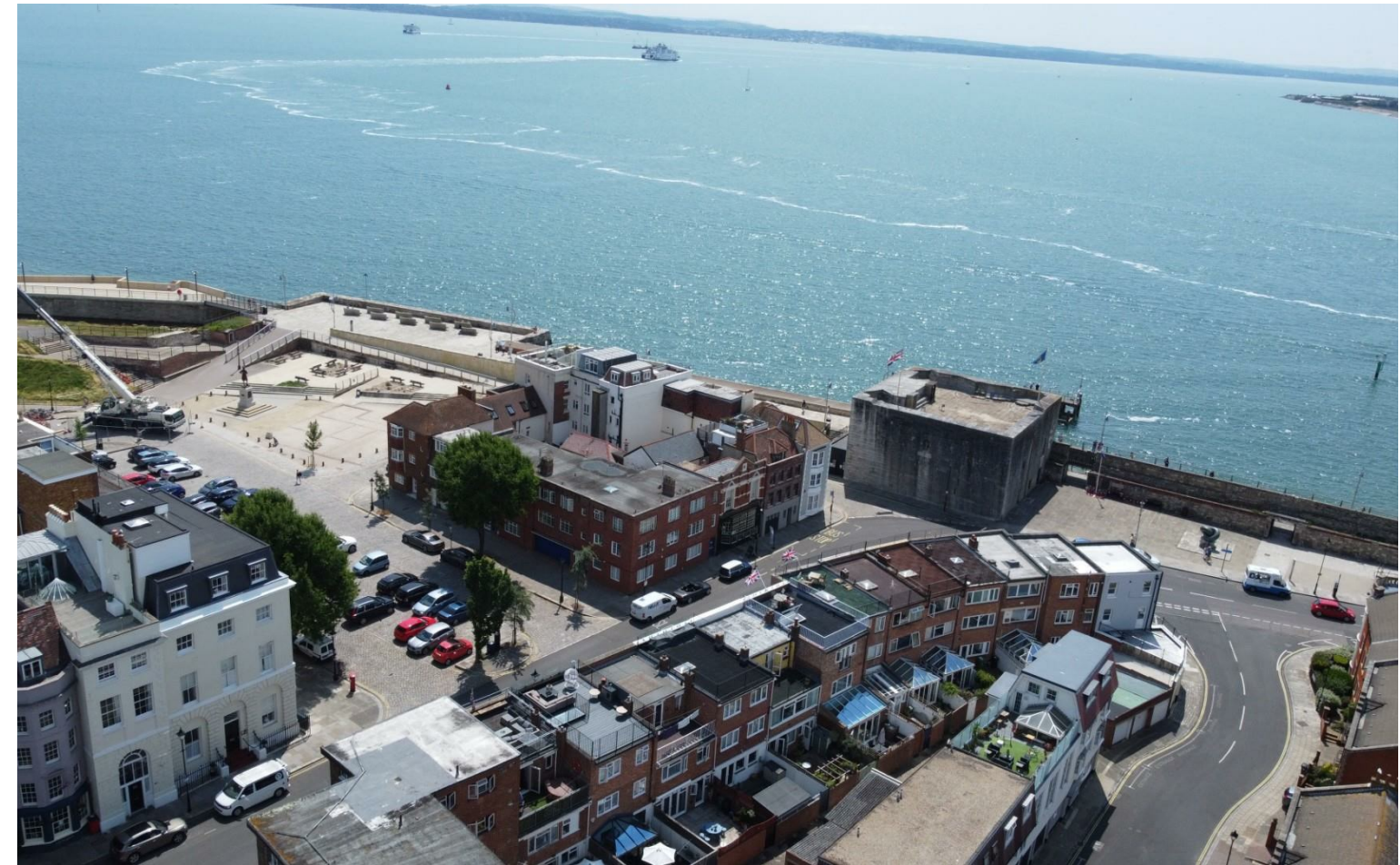


8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



£1,650 Per Calendar Month

Grand Parade, Portsmouth PO1 2NF



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ OLD PORTSMOUTH
- ❖ MODERN, STYLISH FINISH
- ❖ WHITE GOODS INCLUDED
- ❖ OFFERED FURNISHED
- ❖ STONES THROW TO THE SEAFRONT
- ❖ AVAILABLE IMMEDIATELY
- ❖ BUILT IN STORAGE
- ❖ WALK IN SHOWER
- BRIGHT & AIRY APARTMENT

****STUNNING APARTMENT IN OLD PORTSMOUTH****

New to the rental market is this fantastic, first floor, two bedroom apartment, situated in the sought after location of Grand Parade, Old Portsmouth. You will find yourself just a stones throw away from enjoying a walk on the Seafront, or a bite to eat in one of the local restaurants!

Located on the first floor, this apartment has been finished to an exceptional standard throughout. Featuring modern laminate flooring, and white walls throughout, it offers a bright and airy feel. The kitchen is generously sized, including stylish navy units with gold handles to finish. The kitchen includes a breakfast

bar, dishwasher, fridge freezer and washer dryer!

The lounge offers views over to the 'Hot Walls' of Old Portsmouth, and is equipped with a brand new corner sofa and table and chairs. The master bedroom is double in size, offering a double bed & mattress along with a fitted wardrobe and the second bedroom has been left clear for you to utilize the space!

This property is available immediately, offered with furnishings, making it ready to move into and ideal for a professional couple wanting to enjoy the finest of locations that Southsea has to offer!

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



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);

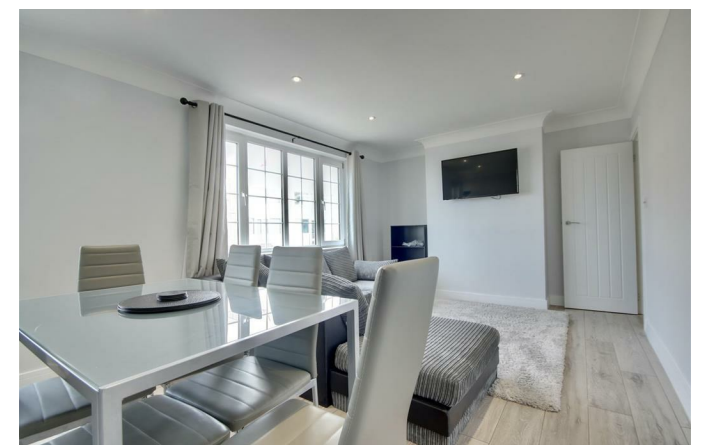
· Reasonable costs for replacement of lost keys or other security devices;

· 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		79	79
(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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