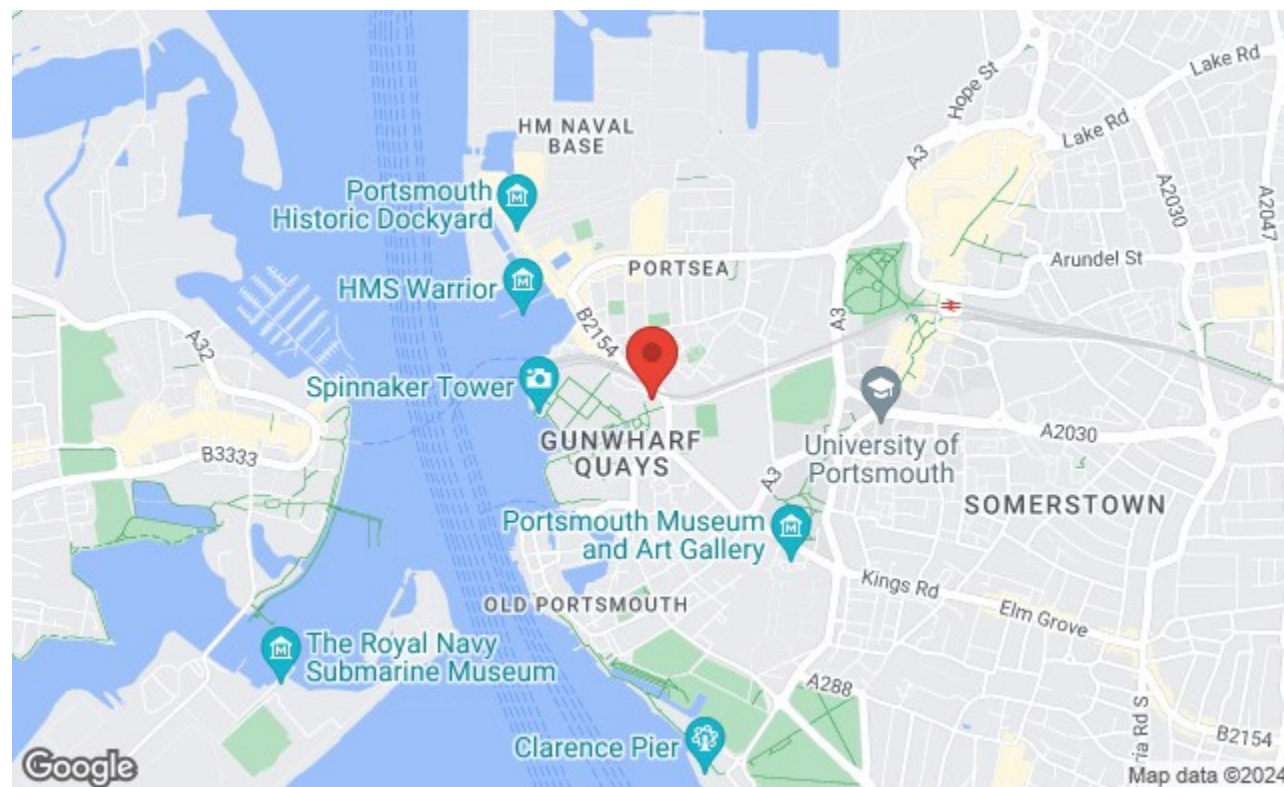


TOTAL FLOOR AREA: 483 sq.ft. (44.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given as to their operability or efficiency can be given.
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



£1,350 Per Calendar Month

Gunwharf Quays, Portsmouth PO1 3SH



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ PURPOSE BUILT APARTMENT
- ❖ STUNNING VIEWS
- ❖ PRIVATE BALCONY
- ❖ GUNWHARF LOCATION
- ❖ CLOSE TO TRAIN STATION
- ❖ AVAILABLE LATE AUGUST
- ❖ LARGE LOUNGE/DINER
- ❖ LOTS OF NATURAL LIGHT
- ❖ A MUST VIEW

Welcome to The Round House in Gunwharf Quays, Portsmouth!

This charming flat boasts a cosy reception room, two lovely bedrooms, and a modern bathroom. Situated in a prime location, this property offers the perfect blend of comfort and convenience. Whether you're looking for a peaceful retreat or a vibrant city life, this flat has it all. Don't miss the opportunity to make this wonderful property your new home!

Available from late August, and offered fully furnished, this apartment is conveniently ready to move into on the availability date!

Contact Bernards to arrange a viewing now!

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
20'2" x 11'10" (6.15m x 3.61m)

BEDROOM ONE
13' x 8'7" (3.96m x 2.62m)

BEDROOM TWO
5'11" x 10'5" (1.80m x 3.18m)

BATHROOM
6'11" x 5'7" (2.11m x 1.70m)

COUNCIL TAX BAND C

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		81
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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