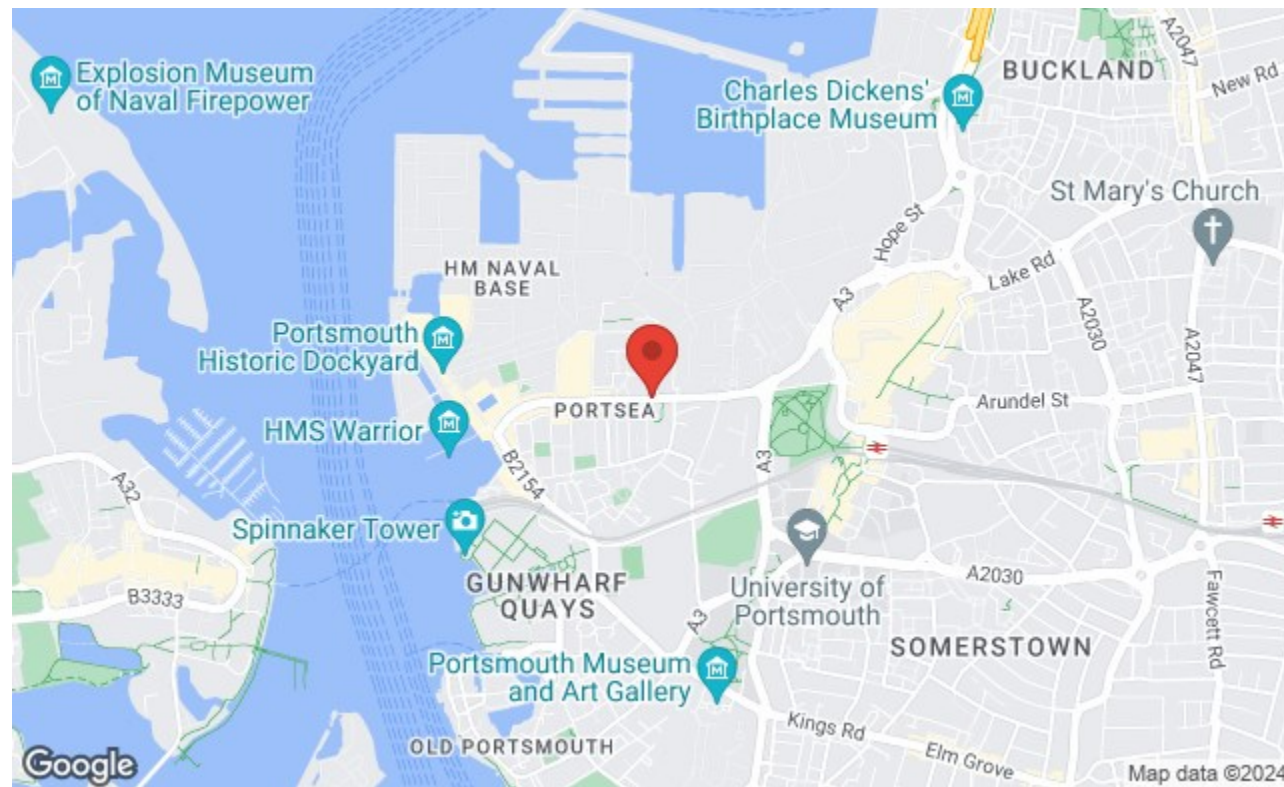
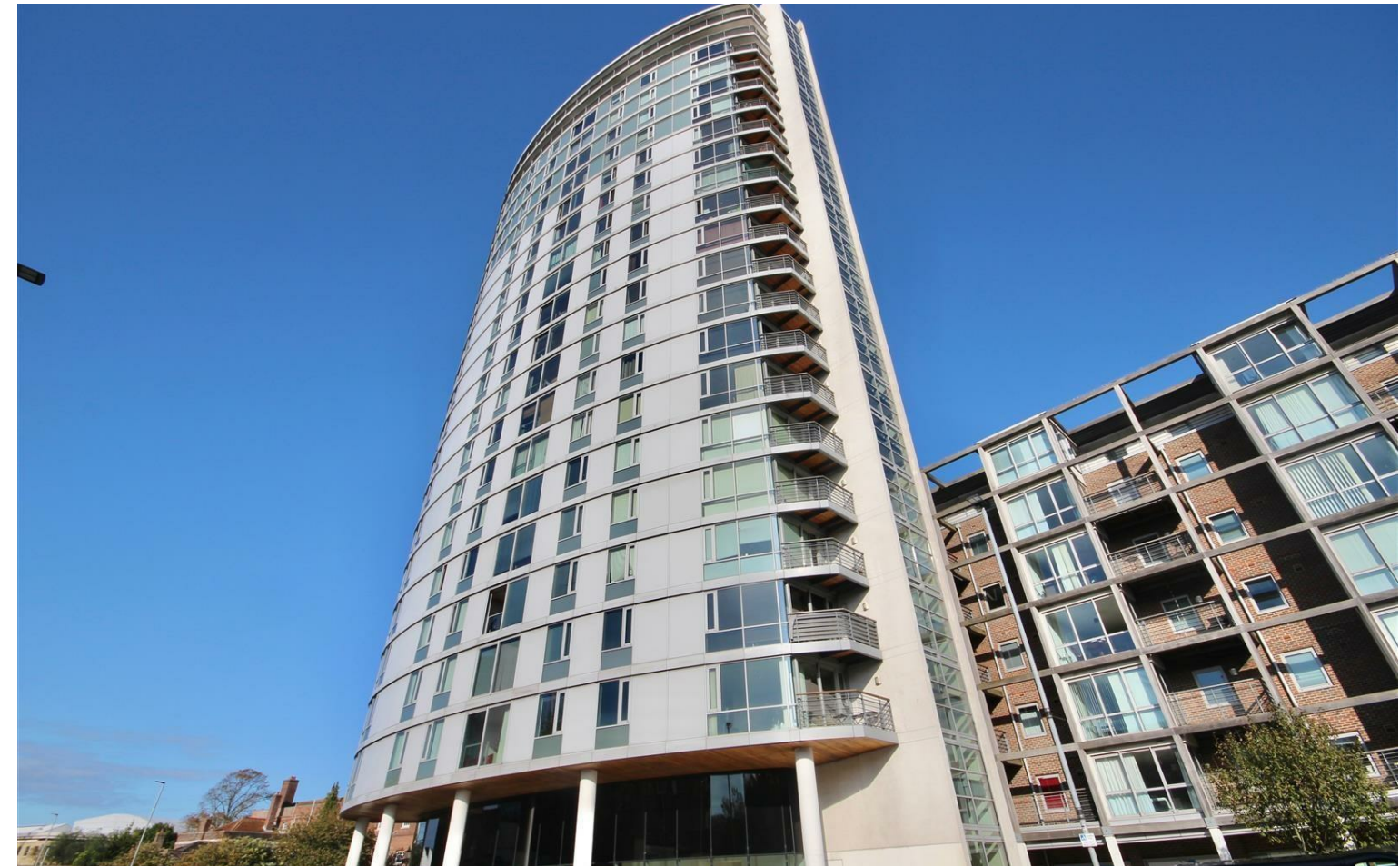


**TO LET**

£1,250 PCM

Queen Street, Portsmouth PO1 3GA

**bernards**  
THE ESTATE AGENTS



1 1 1

**HIGHLIGHTS**

- ❖ ONE BEDROOM APARTMENT
- ❖ ADMIRALTY TOWER
- ❖ VIEWS ACROSS THE CITY
- ❖ 12TH FLOOR
- ❖ 24 HOUR CONCIERGE
- ❖ JULIET STYLE BALCONY
- ❖ AVAILABLE FROM MID AUGUST
- ❖ MINUTES FROM GUNWHARF QUAYS

STUNNING CITY VIEWS! 12TH FLOOR! OFF ROAD PARKING! FULLY FURNISHED

We are delighted to present this stunning one bedroom apartment, in the highly sought after Admiralty Tower, boasting spectacular city views.

The property is located on the 12th floor. Entering the property you can immediately tell it has been maintained to a very high standard. Off the entrance hallway, you have access to a

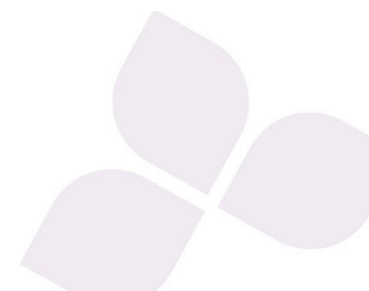
fitted bathroom, a double bedroom with built in storage and the fantastic kitchen/lounge/diner

The kitchen/lounge/diner is a stunningly modern space which acts as a wonderful living a room, with space for dining, as well as a modern fitted kitchen. The floor to ceiling windows not only flood the room with natural light, but boast stunning city-wide views.

The property is finished off with a fantastic balcony which acts as the perfect space to relax.

8 Clarendon Road Southsea, Hampshire, PO5 2EE

t:



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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:

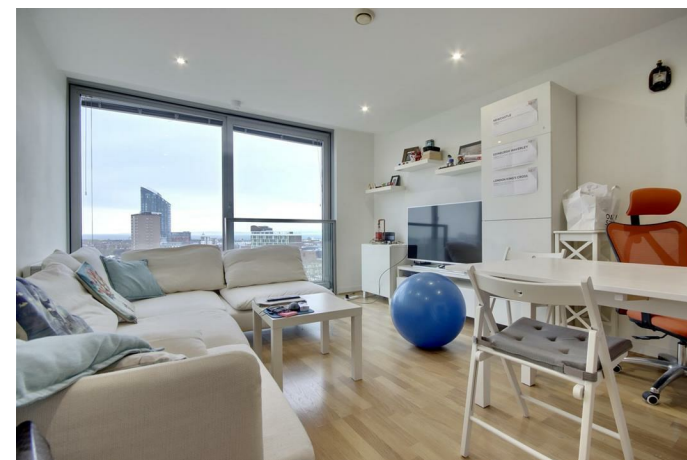
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.



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	



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