

£800 Per Calendar Month

Fawcett Road, Southsea PO4 0DH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM FLAT
- ❖ MODERN FITTED SHOWER ROOM
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ GAS CENTRAL HEATING
- ❖ AVAILABLE NOW
- ❖ OFFERED UNFURNISHED
- ❖ SUITABLE FOR SINGLE PERSON OR A COUPLE
- ❖ SHORT DISTANCE FROM TRAIN STATION & BUS ROUTES

New to the rental market is this one bedroom, first floor flat located in Fawcett Road, Southsea, a short distance from local shops, amenities and public transport routes! You will also find yourself a short walk from Albert Road, Southsea Seafront and Fratton train station.

The flat comprises of a bright, open-plan style lounge and

kitchen. There is a modern, recently fitted shower room, and bedroom. Neutrally decorated throughout, available immediately, this flat would ideally suit a single person or couple!

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);

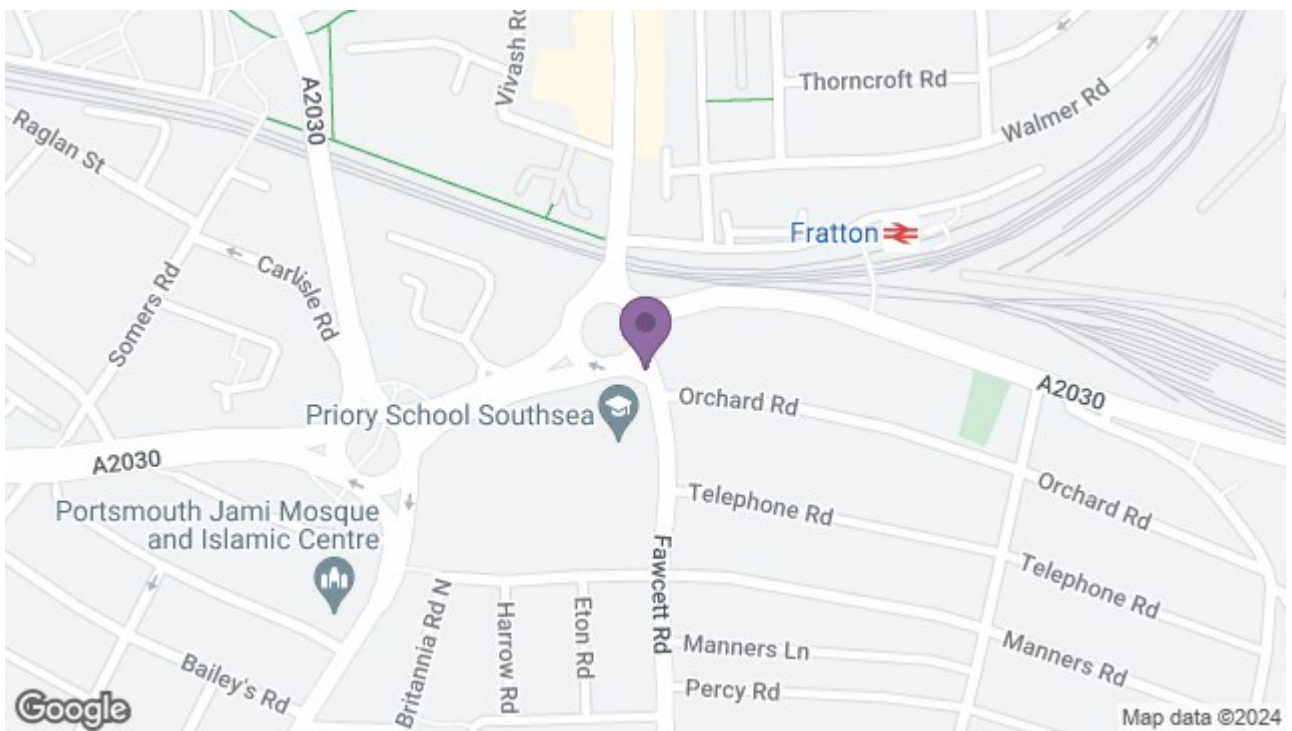
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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.

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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