

£1,000 Per Calendar Month

Western Parade, Southsea PO5 3JG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ ONE BEDROOM APARTMENT
- ◆ GAS CENTRAL HEATING & WATER BILLS INCLUDED
- ◆ OPPOSITE SOUTHSEA COMMON
- ◆ WHITE GOODS INCLUDED
- ◆ AVAILABLE NOW
- ◆ FULLY FURNISHED
- ◆ RECENTLY REDECORATED
- ◆ OPEN PLAN KITCHEN/ LOUNGE
- ◆ OPTION TO INCLUDE SUPER FAST WIFI
- ◆ CALL NOW TO VIEW!

**\*\*GAS CENTRAL HEATING & WATER BILLS INCLUDED\*\***

This property is situated in a great location, adjacent to Southsea Common & the seafront.

The property itself offers a fully furnished double bedroom, open plan kitchen, living, dining area and a modern fitted bathroom. Recently redecorated throughout,

the apartment offers a modern and fresh feel throughout.

Super fast virgin media wifi can be included for an extra £25 per month.

Available immediately, call now to arrange your viewing!

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://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.

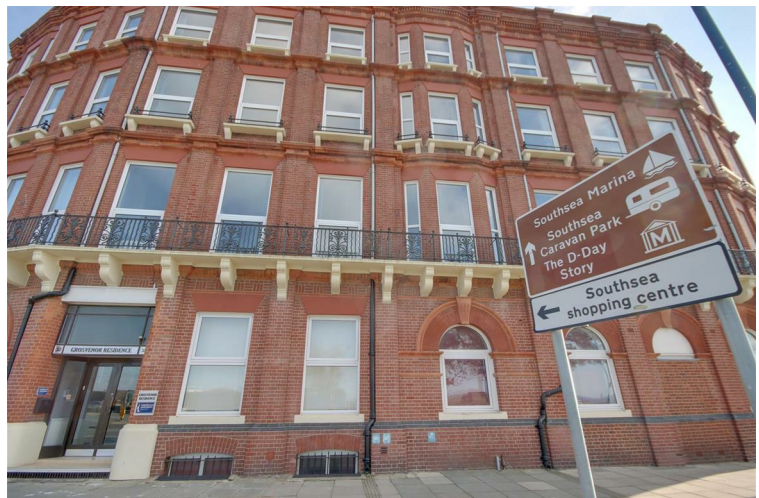
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

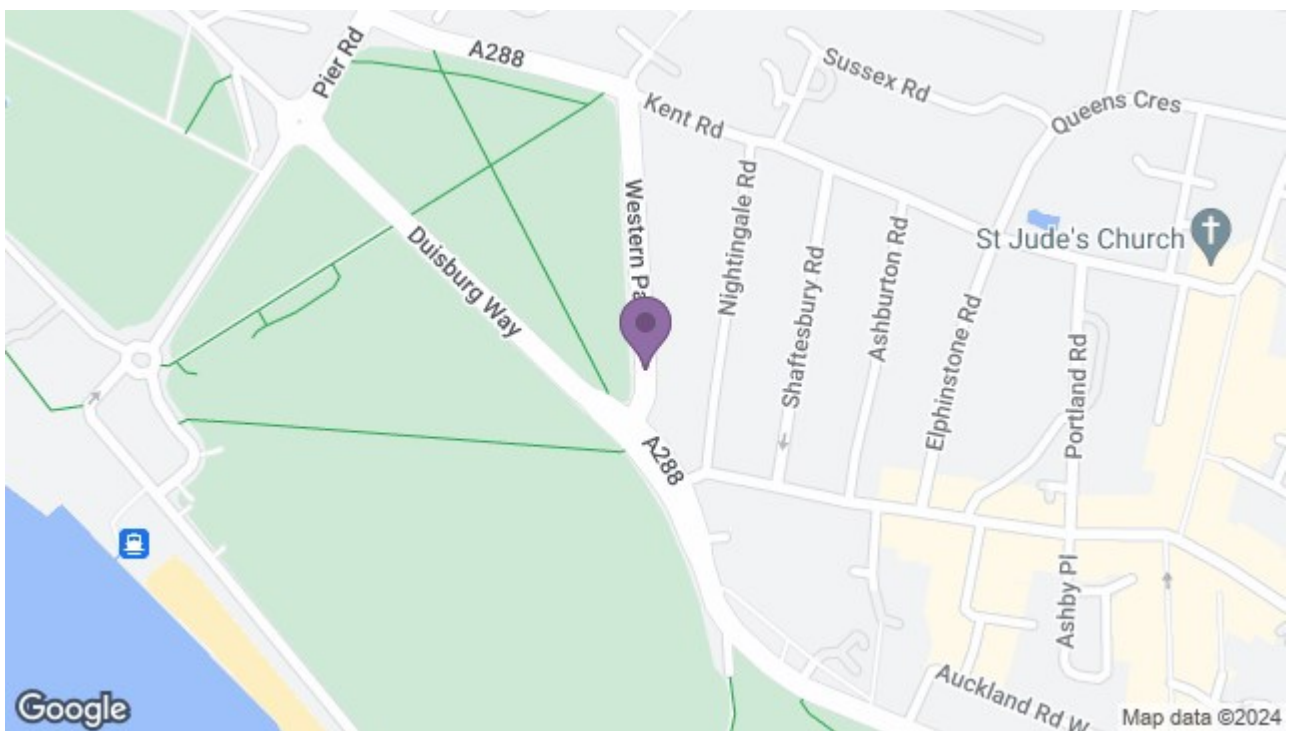
## Right to Rent

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	





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

