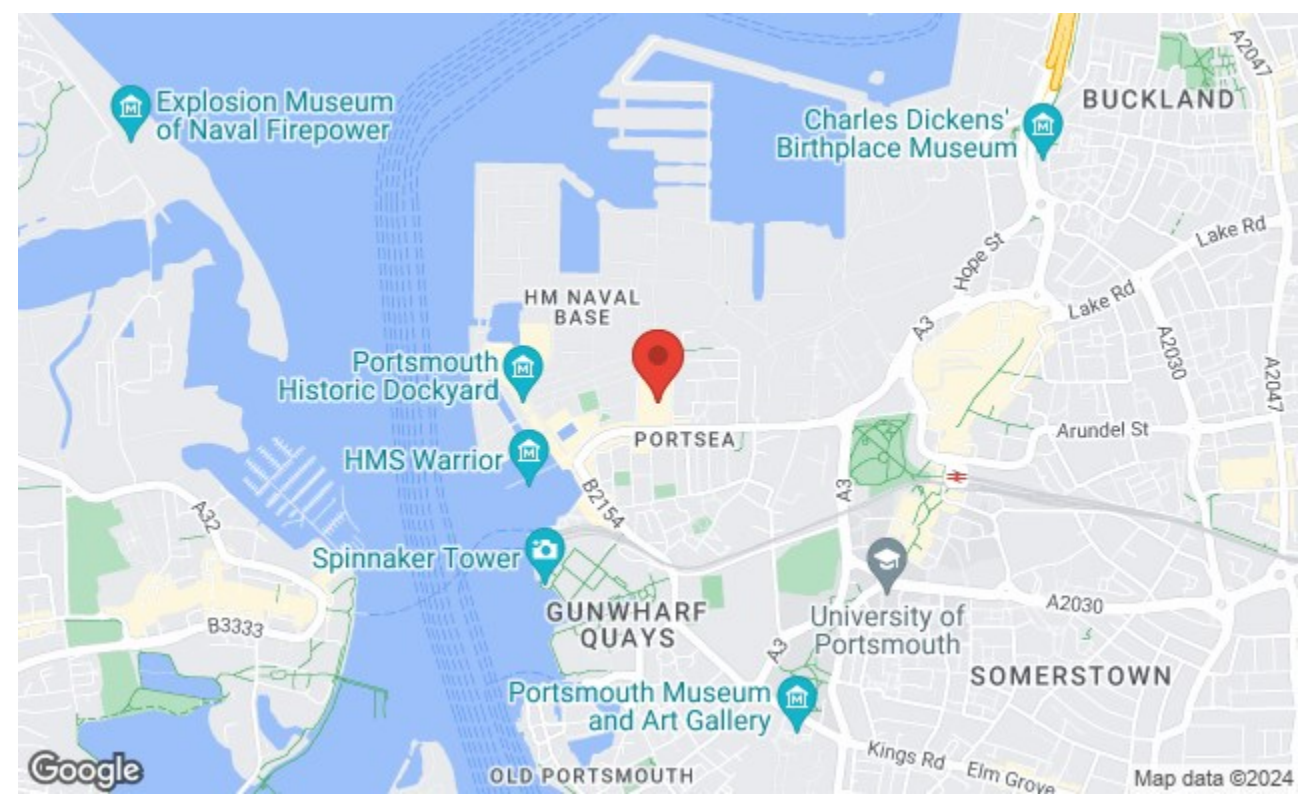


TO LET

£1,000 Per Calendar Month

Richmond House, Portsmouth PO1 3FN



1 bed 1 bath 1 lounge

HIGHLIGHTS

- ❖ AVAILABLE FEBRUARY 2024
- ❖ MODERN APARTMENT
- ❖ ONE DOUBLE BEDROOM
- ❖ SOUGH AFTER LOCATION
- ❖ CLOSE TO GUNWHARF
- ❖ CONCIERGE SERVICE
- ❖ COMMUNAL GARDENS
- ❖ LIFT ACCESS
- ❖ IDEAL FOR PROFESSIONALS
- ❖ A MUST VIEW

We are pleased to offer to let this beautifully presented apartment in the highly desired Admiralty Quarter development and overlooking the historic dockyard.

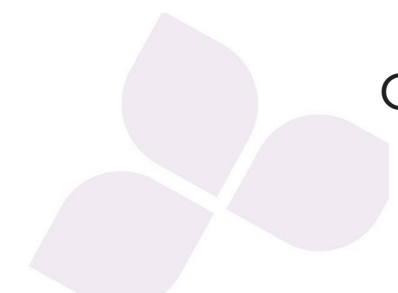
The property benefits from modern flooring throughout and being fully furnished with electric heating, double glazing and white goods included.

There is also a Juliet balcony and access to a 24 hour concierge and landscaped communal gardens.

The property is available in September, we strongly recommend booking an internal viewing!

Photos are not of the exact flat but one similar.

8 Clarendon Road Southsea, Hampshire, PO5 2EE
t:



Call today to arrange a viewing
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;

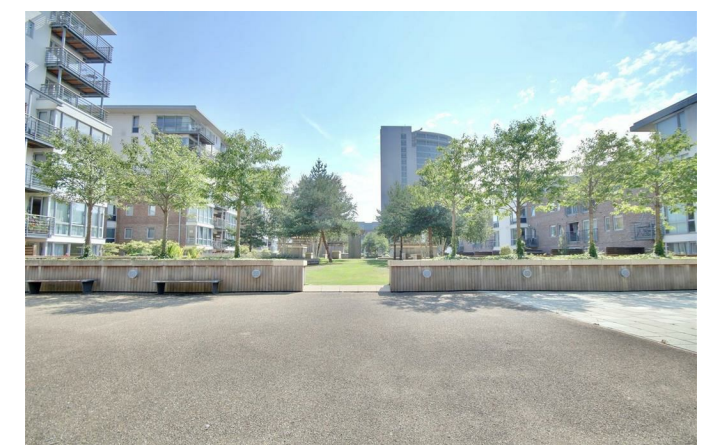
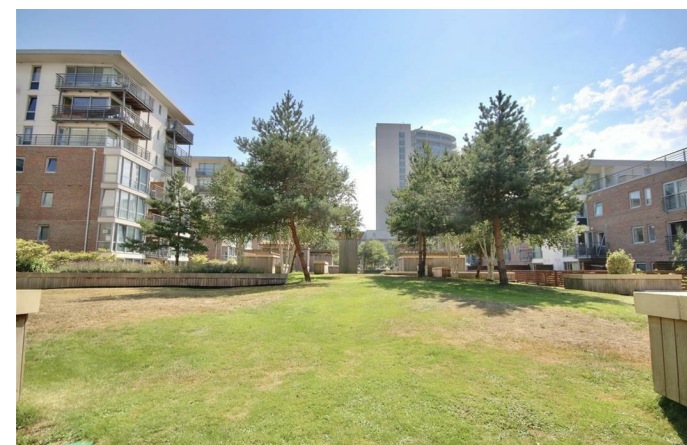
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- 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.

COUNCIL TAX BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	77
(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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