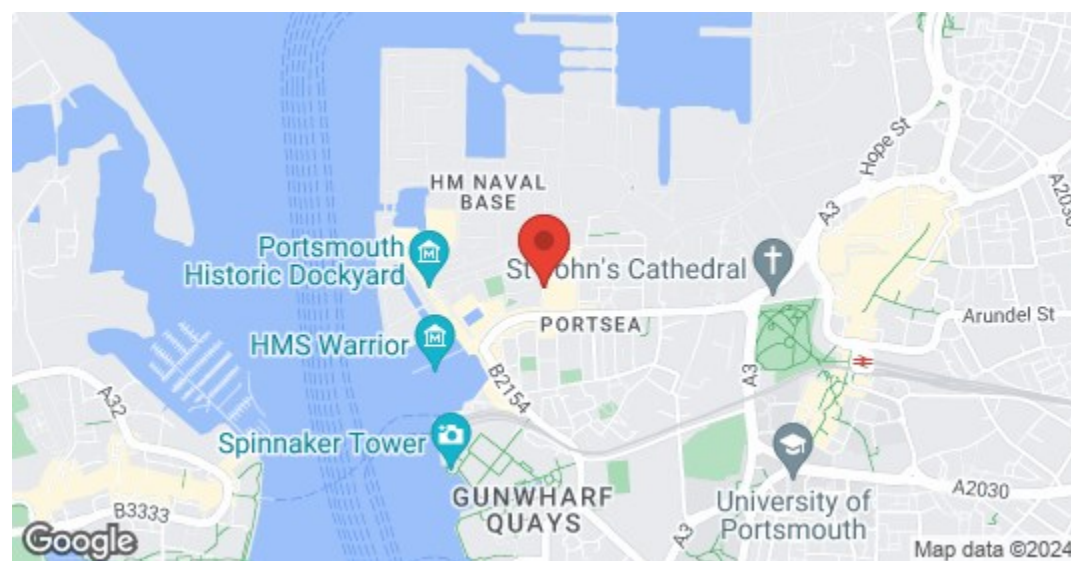
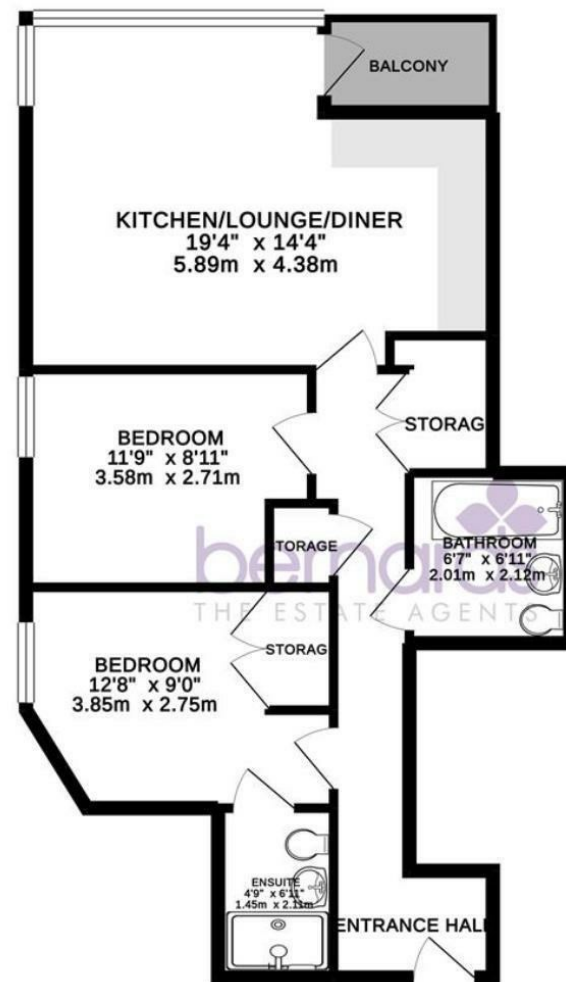




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8 Clarendon Road Southsea, Hampshire, PO5 2EE  
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TO LET

£1,350 PCM  
Admiralty Road, Portsmouth



**\*\* FURNISHED, SECURE ALLOCATED PARKING\*\***

Bernards are delighted to welcome to the rental market this 2 bedroom apartment in the much requested Admiralty Quarter development.

The accommodation comprises a spacious kitchen/lounge/diner which is finished to a high standard, and has a balcony overlooking the naval base.

Moving through, the property has two spacious bedrooms, with the master benefitting from its own ensuite shower room. Completing the property is a separate bathroom.

Further benefits include 24 hour concierge, lift access, STORAGE ROOM IN CAR PARK, fabulous communal gardens and a brilliant location moments from transport links and Gunwharf Quays!

Available August 2024.

- TWO BED FLAT
- EN-SUITE
- VIEWS OVER HISTORIC DOCKYARD
- MODERN
- AVAILABLE SEPTEMEBR
- FURNISHED
- SECURE PARKING
- POPULAR LOCATION
- MODERN FURNISHINGS

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# PROPERTY DETAILS

## 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.

## 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.

## ANTI-MONEY LAUNDERING (AML)

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

## COUNCIL TAX BAND D

Portsmouth City Council: £1279.12 Police & Crime Commissioner: £165.46 Combined Fire Authority: £63.84 Total: £1508.42



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