

£850 Per Calendar Month

Winter Road, Southsea PO4 9BU

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- SELF CONTAINED 'FLATLET' STUDIO
- FURNISHED
- AVAILABLE NOW
- SINGLE OCCUPANCY
- COUNCIL TAX, WATER & WIFI INCLUDED
- TENANTS PAY A SHARE OF GAS & ELECTRICITY BILLS
- DISHWASHER, FRIDGE FREEZER & WASHING MACHINE INCLUDED
- CENTRAL SOUTHSEA LOCATION
- CLOSE TO LOCAL AMENITIES & BUS ROUTES
- GARDEN

### \*\*SELF CONTAINED FLATLET "STUDIO" APARTMENT\*\*

A newly redecorated, self contained, fully furnished flat-let "apartment" available to let immediately in the heart of Southsea! This is ideally situated, located close to shops, amenities and bus routes.

The property itself features a good size, double bedroom/ lounge area, fitted kitchen and shower room. The kitchen includes a dishwasher, washing

machine & fridge freezer. It has been recently redecorated throughout, finished with new carpets and new furnishings. There is a private entrance to the accommodation via the garden through the french doors.

The Landlord will pay council tax, Portsmouth & Southern Water bills and broadband. Tenants are liable to pay a share of the gas and electricity bills for the property.

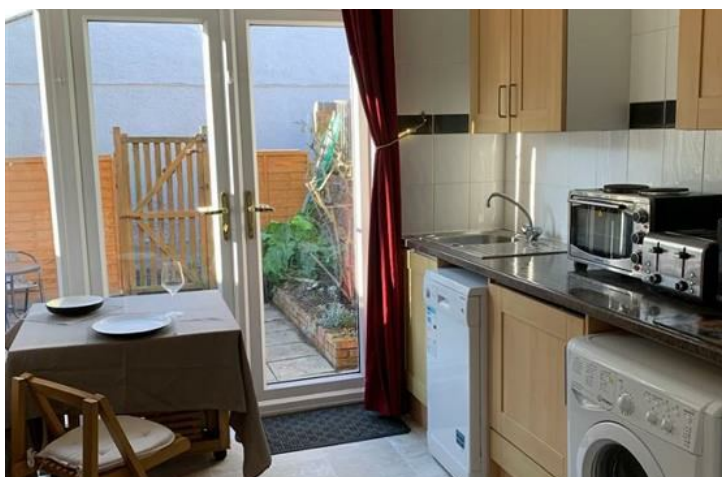
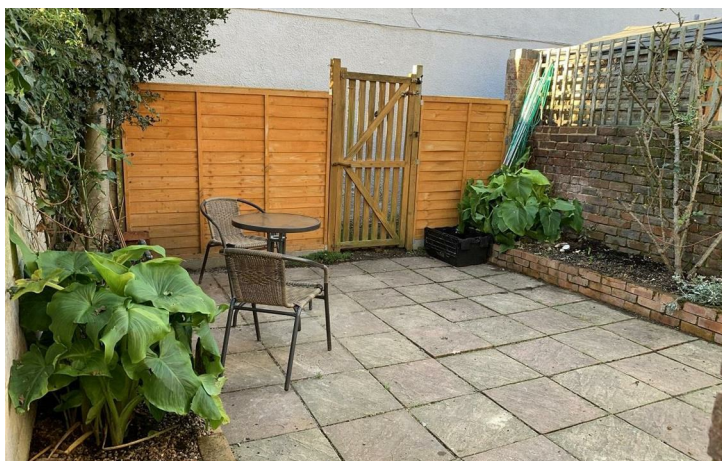
Single occupancy only, available now and offered furnished.

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:

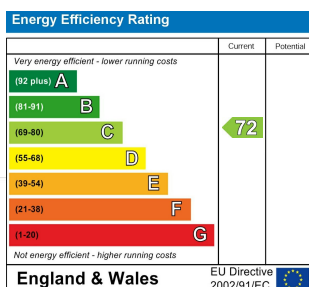
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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





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