

£1,200 PCM

Landguard Road, Portsmouth PO4
9DU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ UNFURNISHED
- ❖ TWO BEDROOMS
- ❖ SOUGHT AFTER LOCATION
- ❖ FITTED KITCHEN
- ❖ MINUTES FROM SEAFRONT
- ❖ AVAILABLE SEPTEMBER
- ❖ FITTED BATHROOM

We are delighted to welcome to the market this two bedroom house in the sought after location of Eastney, Southsea.

The property has been neutrally redecorated throughout. The property offers bay and forecourt, two downstairs reception rooms, kitchen, bathroom and two good sized double bedrooms. The garden to the rear also has a shed

perfect for extra storage space.

The property is offered unfurnished and available from September 2024!

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.

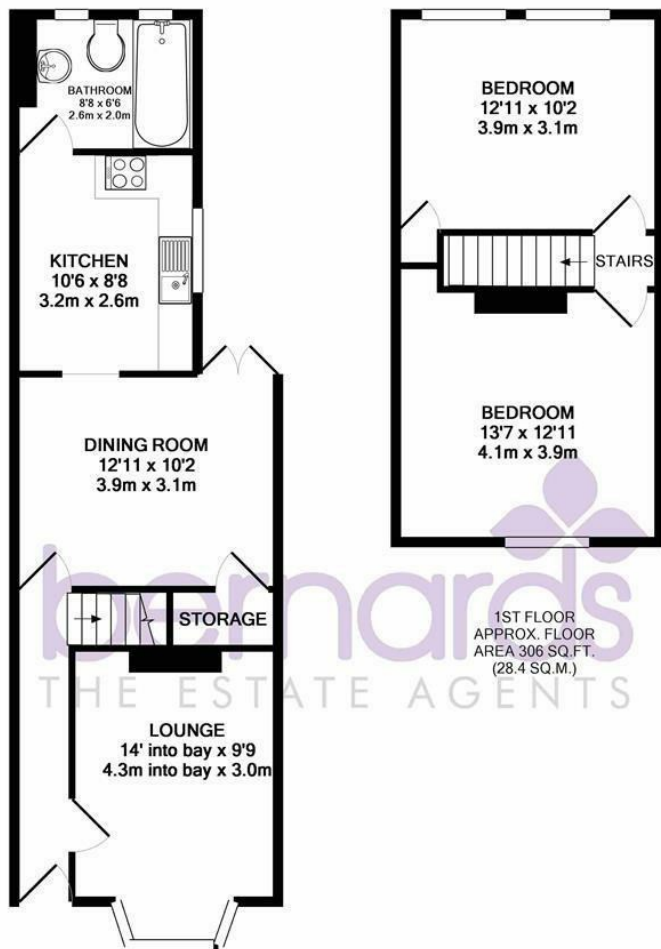
Council Tax Band C

Portsmouth City Council: £1,151.79
Police & Crime Commissioner: 203.36
Combined Fire Authority: £64.43
Total: £1,614.24



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	



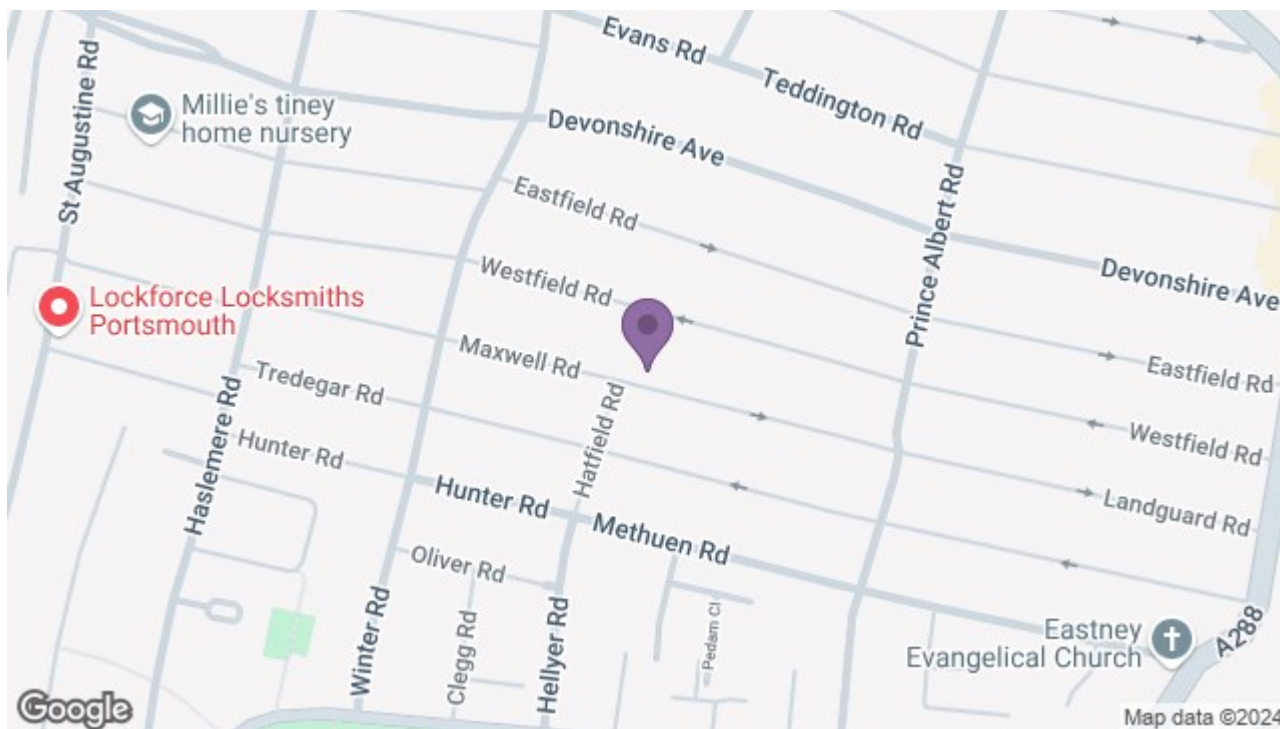


GROUND FLOOR
APPROX. FLOOR
AREA 458 SQ.FT.
(42.6 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 306 SQ.FT.
(28.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 764 SQ.FT. (71.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

