

£1,200 PCM

Goldsmith Avenue, Southsea PO4  
8EW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MODERN APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ COMMUNAL TERRACE GARDEN
- ❖ TWO BATHROOMS
- ❖ IDEAL FOR PROFESSIONALS
- ❖ CENTRAL LOCATION
- ❖ LIFT ACCESS
- ❖ BALCONY
- A MUST VIEW

**\*\*\*OFF ROAD PARKING...FURNISHED...WHITE GOODS INCLUDED\*\*\***

We are delighted to offer this immaculate 2 bedroom apartment situated just on the outskirts of Southsea, very close to local shops and amenities, with great access routes in and out of the city.

The property has two very good

sized bedrooms, en-suite to master bedroom and good sized family bathroom. Open plan lounge kitchen leads onto a lovely balcony. Further benefits include a fresh redecoration with new flooring, gas central heating and an allocated underground parking space.

We strongly recommend booking an internal 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

## 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.

## 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.

## 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

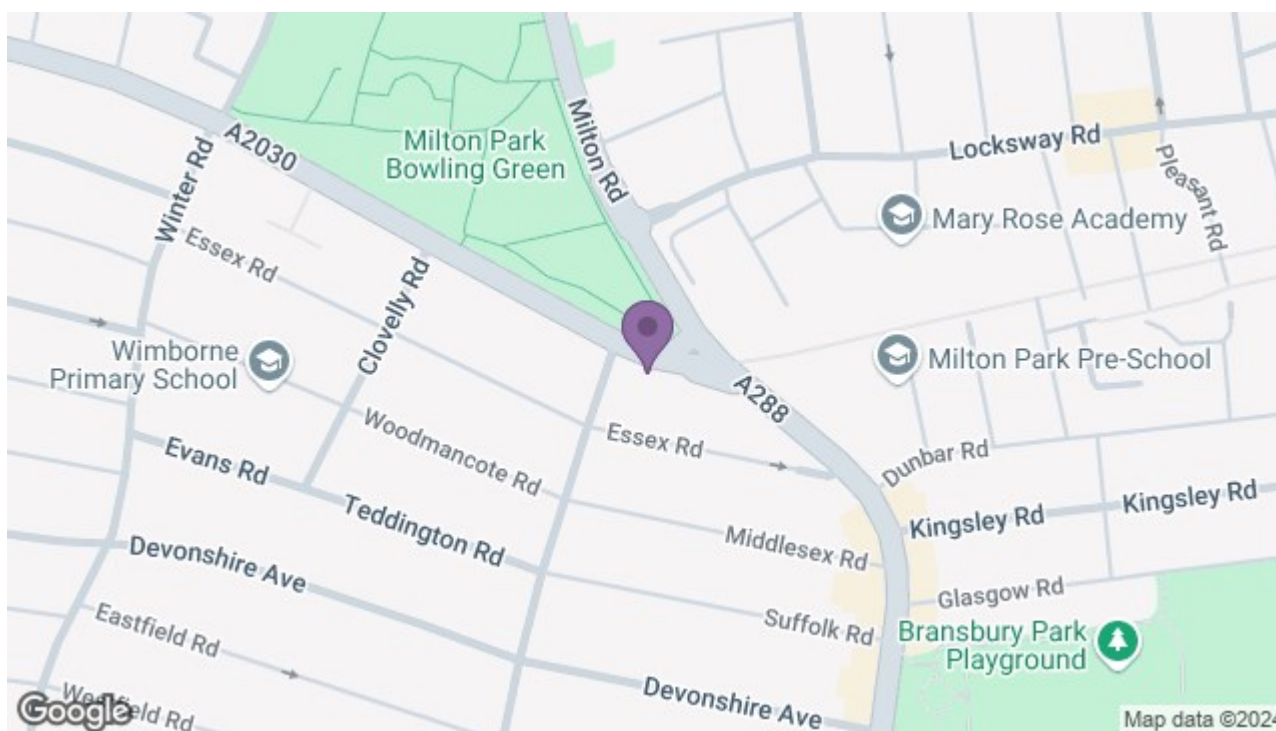
- rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination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



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

