

£1,000 PCM

South Parade, Southsea PO4 0SH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ FULLY FURNISHED
- ❖ SEAFRONT LOCATION
- ❖ MODERN DECOR
- ❖ SPACIOUS LOUNGE/DINER
- ❖ BUILT IN STORAGE
- ❖ LIFT ACCESS
- ❖ IDEAL FOR PROFESSIONALS
- ❖ MOVE STRAIGHT IN
- ❖ A MUST VIEW

We are delighted to present this fantastic one bedroom property situated on the desirable Southsea seafront.

The property consists of a kitchen, a lovely large diner/sitting area, a large double bedroom and a very well presented bathroom. All rooms are located off of a corridor running along the flat. The bedroom and lounge have

modern flooring and the apartment is also equipped with white goods and furnishings.

Situated in an ideal location on Southsea Seafront, this is one to not be missed!

This property is offered furnished.

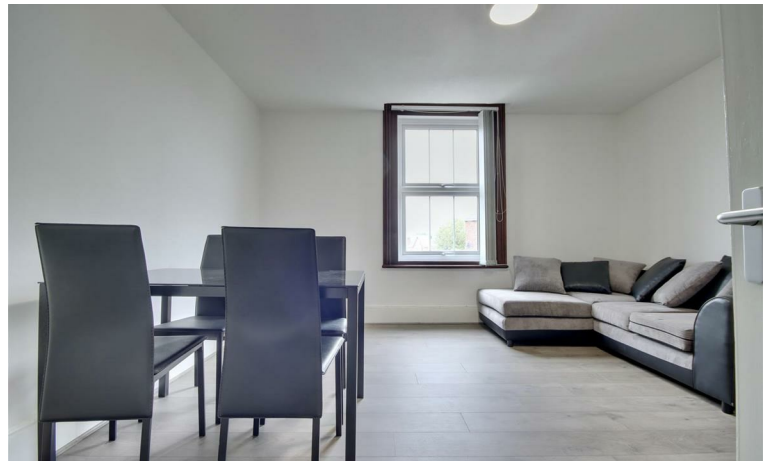
****AVAILABLE NOW****

Call today to arrange a viewing

02392 864 974

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

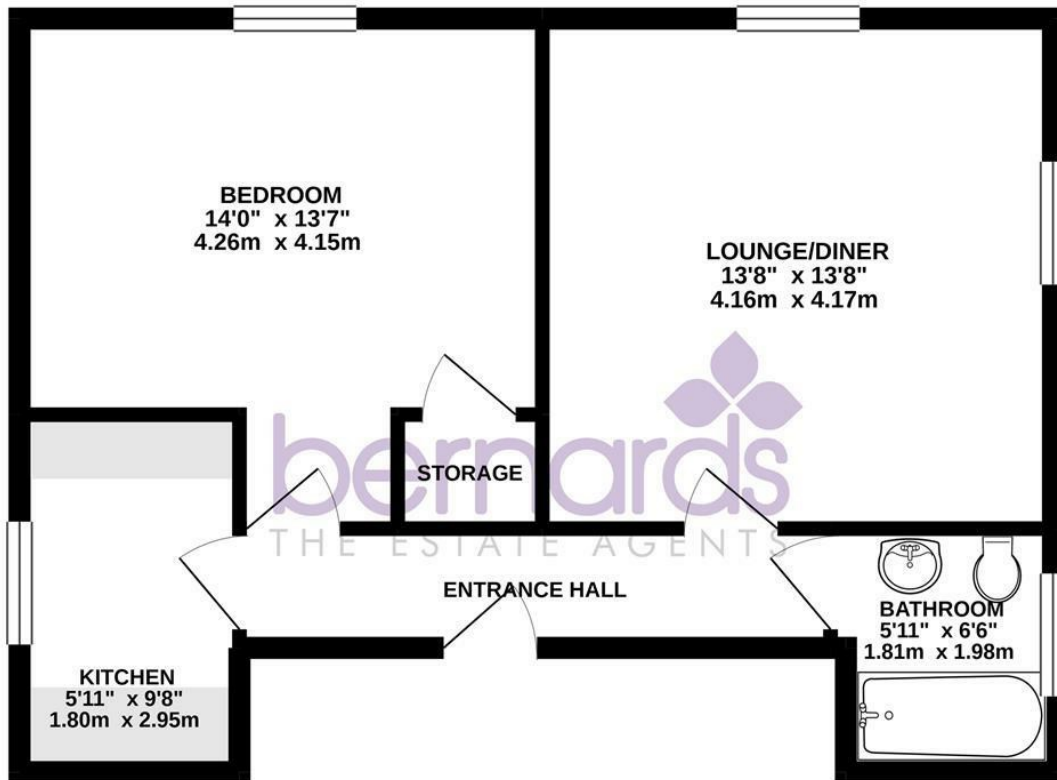
- rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination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



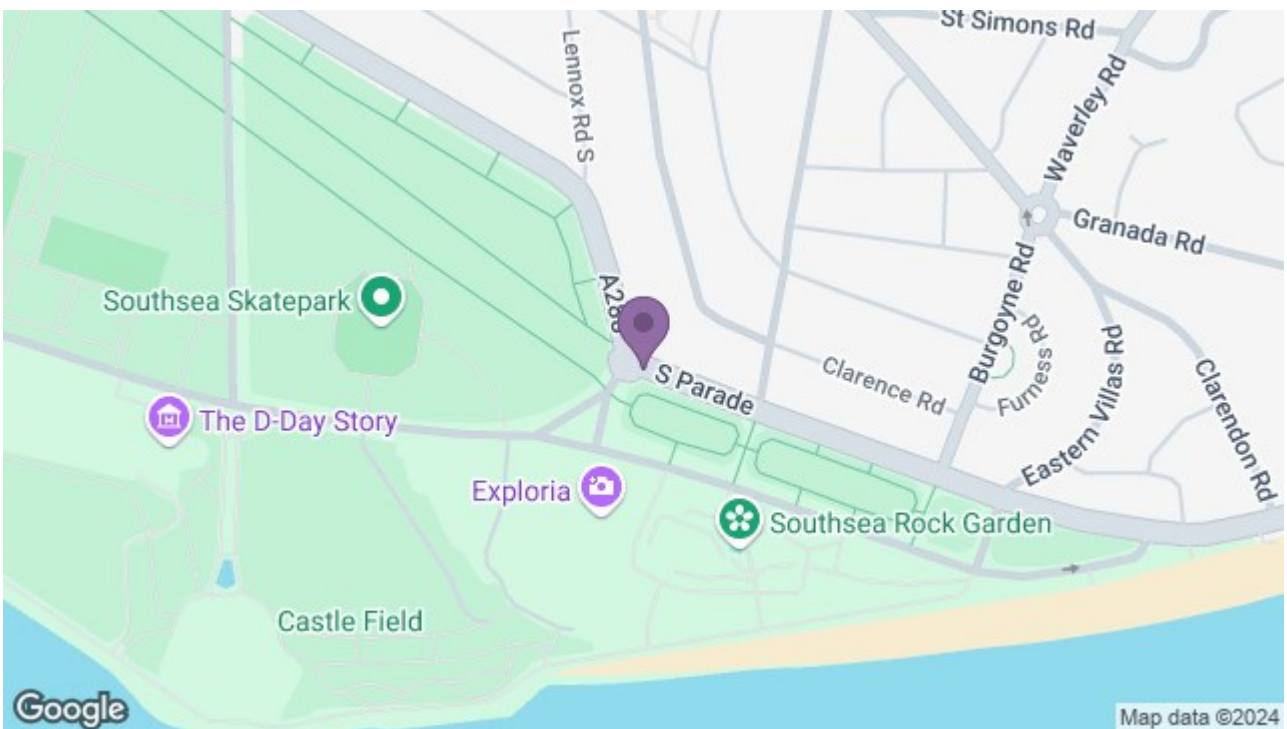
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
503 sq. ft. (46.7 sq. m.) approx.



TOTAL FLOOR AREA : 503 sq. ft. (46.7 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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