

£1,200 Per Calendar Month

Sandringham Suites & Apartments,  
Southsea PO5 3LR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FITTED KITCHEN WITH WHITE GOODS
- ❖ SPACIOUS LOUNGE
- ❖ FULLY FURNISHED
- ❖ WHITE GOODS
- ❖ AVAILABLE NOW
- ❖ PROFESSIONAL TENANTS
- ❖ CENTRAL SOUTHSEA

**\*\*TWO BEDROOM GROUND FLOOR APARTMENT\*\***

New to the market is this ground floor, spacious two bedroom apartment situated in an ideal location just moments from Palmerston Road, Southsea Common and the seafront!

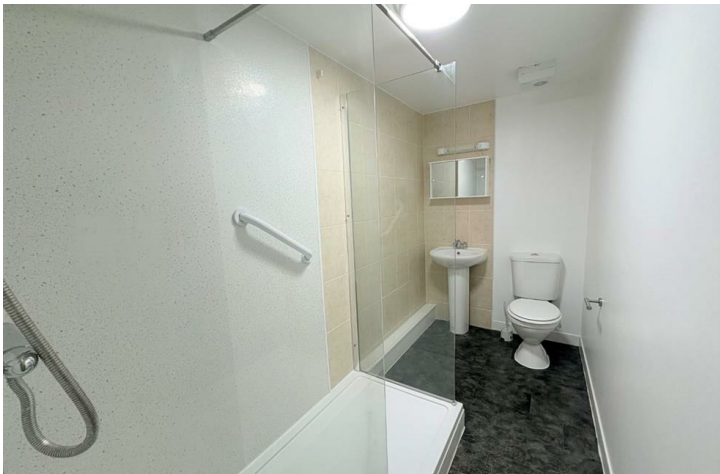
The apartment benefits from its own private entrance. Upon entry

you will find a spacious lounge, two double bedrooms, modern shower room and fitted kitchen with white goods. The property is also offered fully furnished and ready to move into straight away!

Ideally suited for a professional couple, or two professional sharers!

Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# 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);

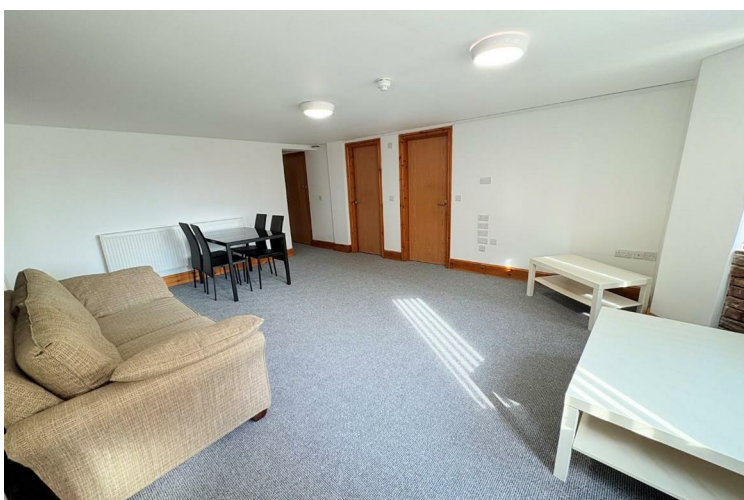
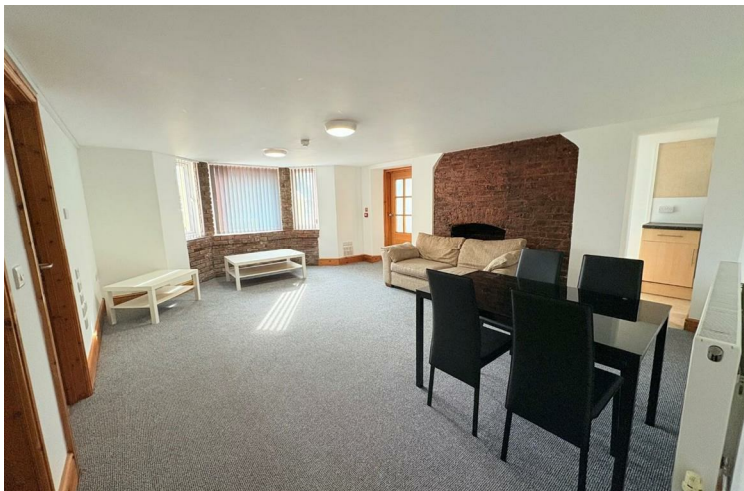
- Reasonable costs for replacement of lost keys or other security devices;

- 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.

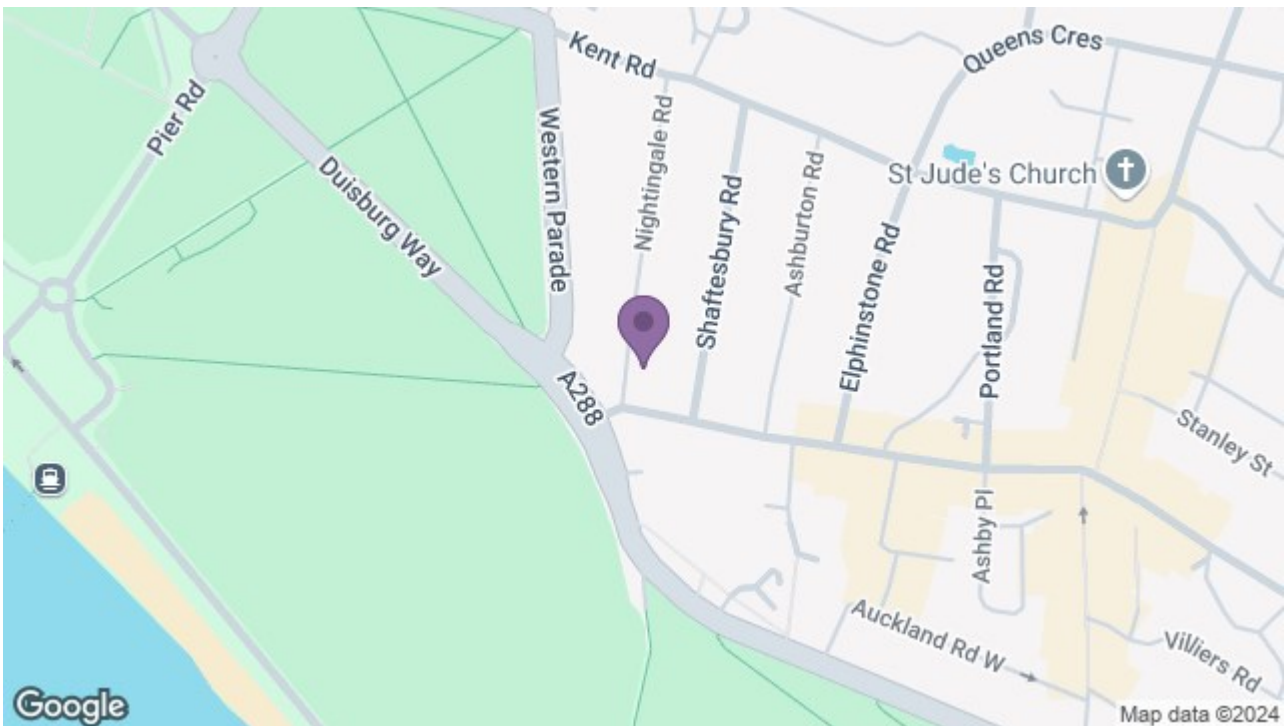
## Right to Rent

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.



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	





8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974

