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t: 02392 864 974



£1,500 Per Calendar Month

Penny Street, Old Portsmouth PO1 2NL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- 2 BEDROOM APARTMENT
- DUPLEX LAYOUT
- EN-SUITE
- AVAILABLE FOR AN APRIL MOVE IN
- FURTHER WC
- GARAGE
- OLD PORTSMOUTH
- POPULAR LOCATION
- SECURITY ENTRANCE
- OFFERED FURNISHED OR UNFURNISHED

**\*\* DUPLEX APARTMENT IN HEART OF OLD PORTSMOUTH \*\***

Welcome to this charming duplex apartment located on Penny Street in the historic area of Old Portsmouth. This purpose-built flat boasts 2 bedrooms, perfect for a couple or those looking for a guest room or home office. With 2 bathrooms, including an en-suite, convenience and comfort are at the forefront of this property.

One of the standout features of this home is the parking provision with a garage, a rare find in this sought-after area. This provides not only secure parking but also extra storage space for belongings or outdoor equipment.

The layout of this duplex apartment offers a unique living experience, whilst living in a desirable location in Old Portsmouth.

Situated in the heart of Old Portsmouth, residents can enjoy the rich history and character of the area, with cobbled streets, historic buildings, and waterfront views just a stone's throw away. Whether you're looking to immerse yourself in the local culture or simply enjoy a leisurely stroll along the seafront, this location offers the best of both worlds.

Don't miss out on the opportunity to enjoy a piece of Old Portsmouth in this well-appointed duplex apartment. Book a viewing today and envision the lifestyle that awaits you in this charming property.

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





PROPERTY INFORMATION

LOUNGE  
17'0" x 16'4" (5.18m" x 4.98m")

KITCHEN  
10'10" x 9'9" (3.30m" x 2.97m")

GROUND FLOOR WC

BEDROOM 1  
16'4" x 14'2" (4.98m" x 4.32m" )

EN-SUITE  
8'5" x 4'11" (2.57m" x 1.50m")

BEDROOM 2  
11'3" x 8'2" (3.43m" x 2.49m")

BATHROOM  
8'5" x 6'9" (2.57m" x 2.06m")

GARAGE

COUNCIL TAX BAND E  
Portsmouth City Council: BAND E

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.

TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

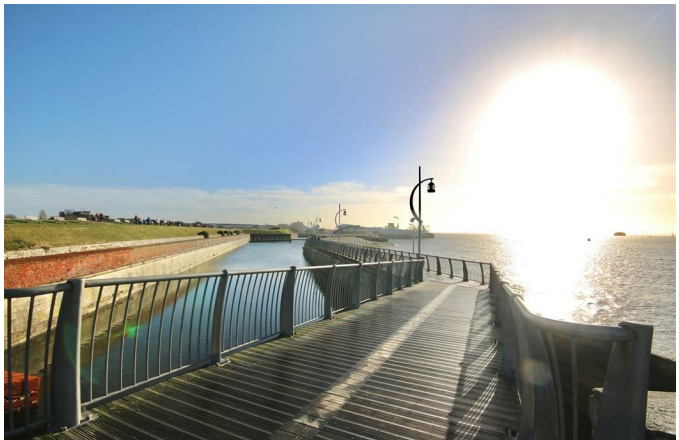
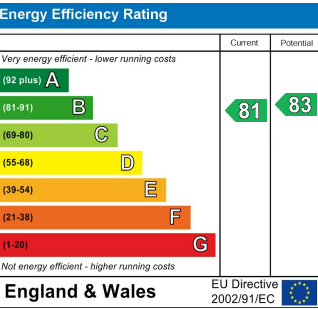
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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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