









HIGHLIGHTS

MODERN ACCOMMODATION NEXT TO GUNWHARF QUAYS

AVAILABLE LAY MAY 2025

ADJACENT TO BUS & TRAIN STATION

3RD FLOOR

HARBOUR FACING

ULTRA MODERN INTERIORS

EN-SUITE BATHROOMS

FITTED KITCHENS

FULLY FURNISHED

WASHER DRYER & FRIDGE FREEZER INCLUDED

Brunel House is the eagerly anticipated, new development of high specification apartments located in 'The Hard'. You'll find us in the heart of Portsmouth's vibrant city. Adjacent to space to relax in front of the TV. Fancy looking Gunwharf Quays, the restaurants, bars, outlet stores and railway station are on the doorstep. We're the imposing 11-storey, newly converted building. You can't miss us, and you absolutely will not want to. The building is exceptionally appointed with a modern ground floor entrance, ample lifts, light and airy communal corridors and on site overnight security as well For further information or to discuss your as daily cleaning of the communal areas.

If you are looking for an opulent studio site permanently to assist you. apartment all to yourself, we have options available for you. Whichever you choose will be equipped with a comfortable double bed, designated study area with desk and storage. Each apartment also comes with its own, private en-suite bathroom. No queuing and no

quibbles about cleaning. All our flats have their own modern kitchen, with a free to use washer/dryer, fridge/freezer, and plenty of out across the city or the sea? Choose an apartment on the higher floors - the sights are stunning from the upper floors, they have some of the most spectacular views in the city and offer a real feeling of privacy and independence.

criteria and the possibility of viewing please don't hesitate to get in touch, we have staff on

8 Clarendon Road, Southsea, Hampshire, PO5 2EE t: 02392728099



Call today to arrange a viewing 02392728099 www.bernardsestates.co.uk



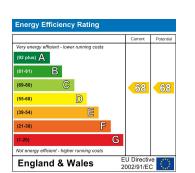


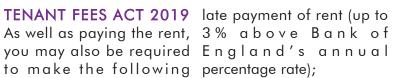
PROPERTY INFORMATION

to make the following percentage rate); permitted payments.

For properties in England, other security devices; only charge tenants (or agreement; and 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 reasonable costs);
- · Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred COUNCIL TAX BAND A 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





- · Reasonable costs for replacement of lost keys or
- the Tenant Fees Act 2019 · Contractual damages in means that in addition to the event of the tenant's rent, lettings agents can default of a tenancy
- anyone acting on the · Any other permitted tenant's behalf) the payments under the Tenant following permitted 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 at £50 or, if higher, any 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.



















