

£1,200 PCM

The Crescent, Portsmouth PO1 3SY

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ GUNWHARF QUAYS
- ❖ ACCESS TO LARGE ROOF TERRACE
- ❖ SHOPS, BARS AND RESTAURANTS ON YOUR DOORSTEP
- ❖ SHORT WALK FROM BUS & TRAIN STATION
- ❖ DOUBLE BEDROOM WITH FITTED WARDROBES
- ❖ WHITE GOODS INCLUDED
- ❖ FURNISHED
- ❖ AVAILABLE MAY
- CALL NOW TO VIEW!

**\*\*ONE BEDROOM APARTMENT IN GUNWHARF QUAYS\*\***

New to the market is this one bedroom apartment located in the desired Crescent Building in Gunwharf Quays. Adjacent to Gunwharf's restaurants, shops and bars, this apartment is situated ideally! You also find yourself a short distance from the city center, train station and bus

station.

The apartment itself is offered furnished. The bedroom is double in size with fitted wardrobes. You have an open plan living and kitchen space and there are patio doors on a spacious patio terrace.

The apartment is available in May, contact us now to avoid to disappointment!

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





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# 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.

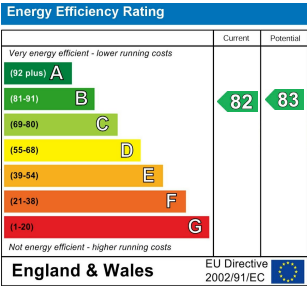
## Right to Rent

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.

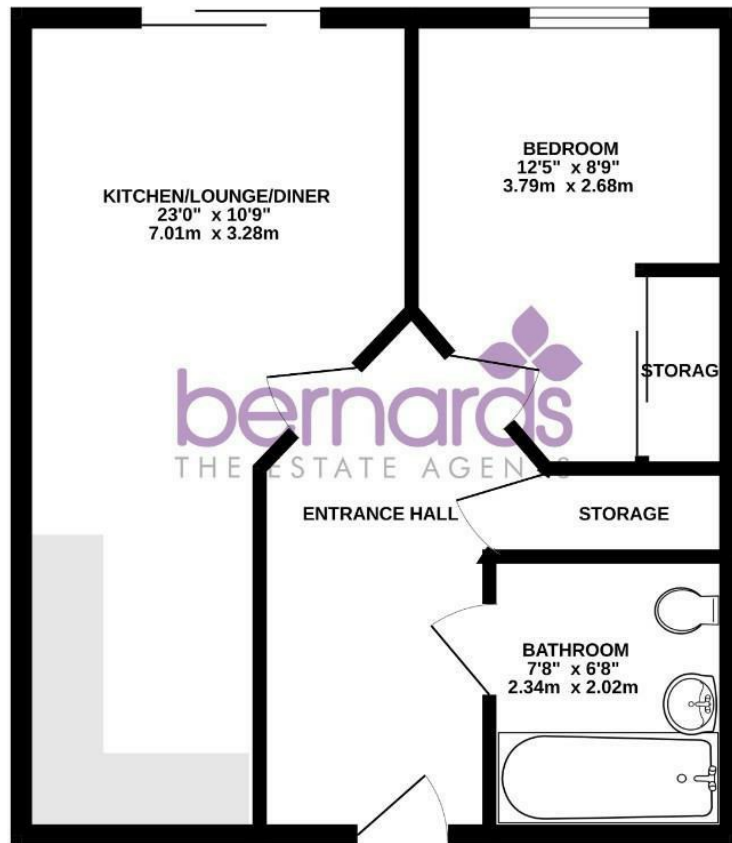
## Removal Quotes

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.

## Council Tax Band C



1ST FLOOR  
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA: 440 sq.ft. (40.9 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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