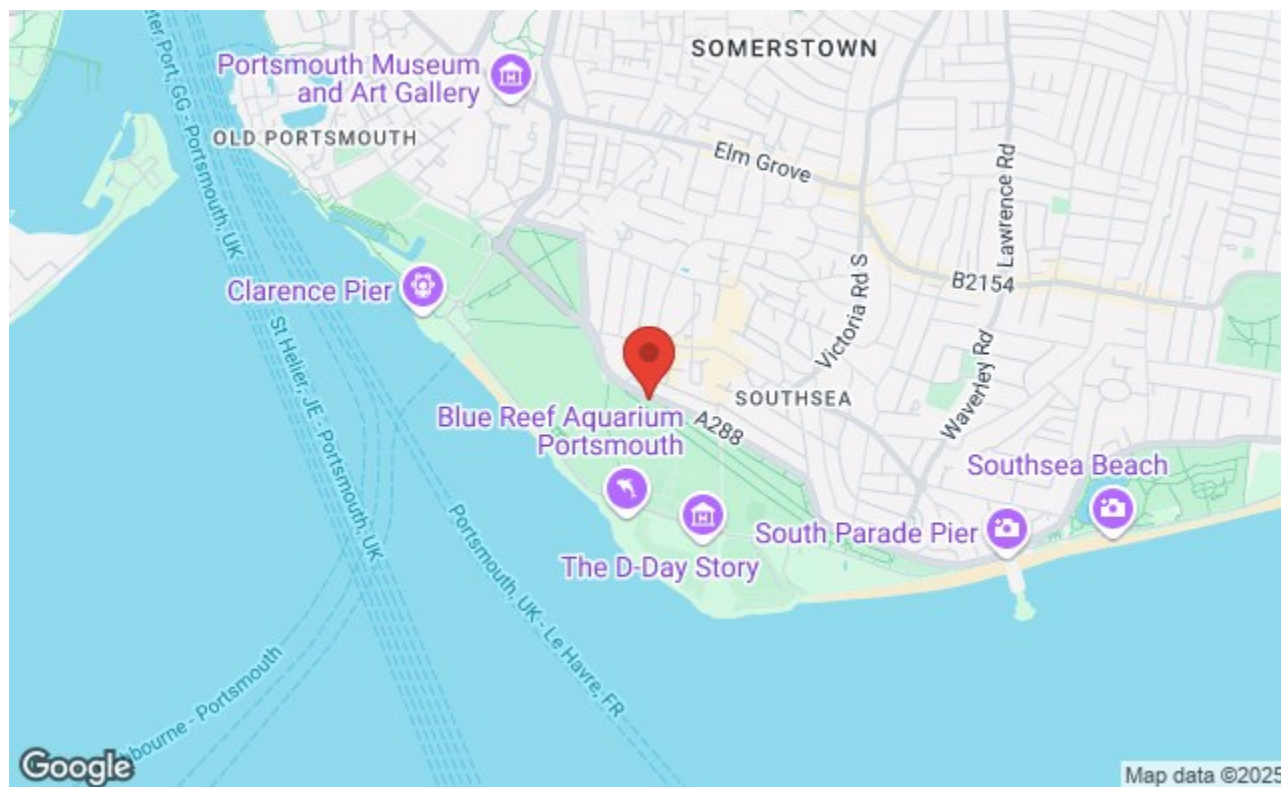
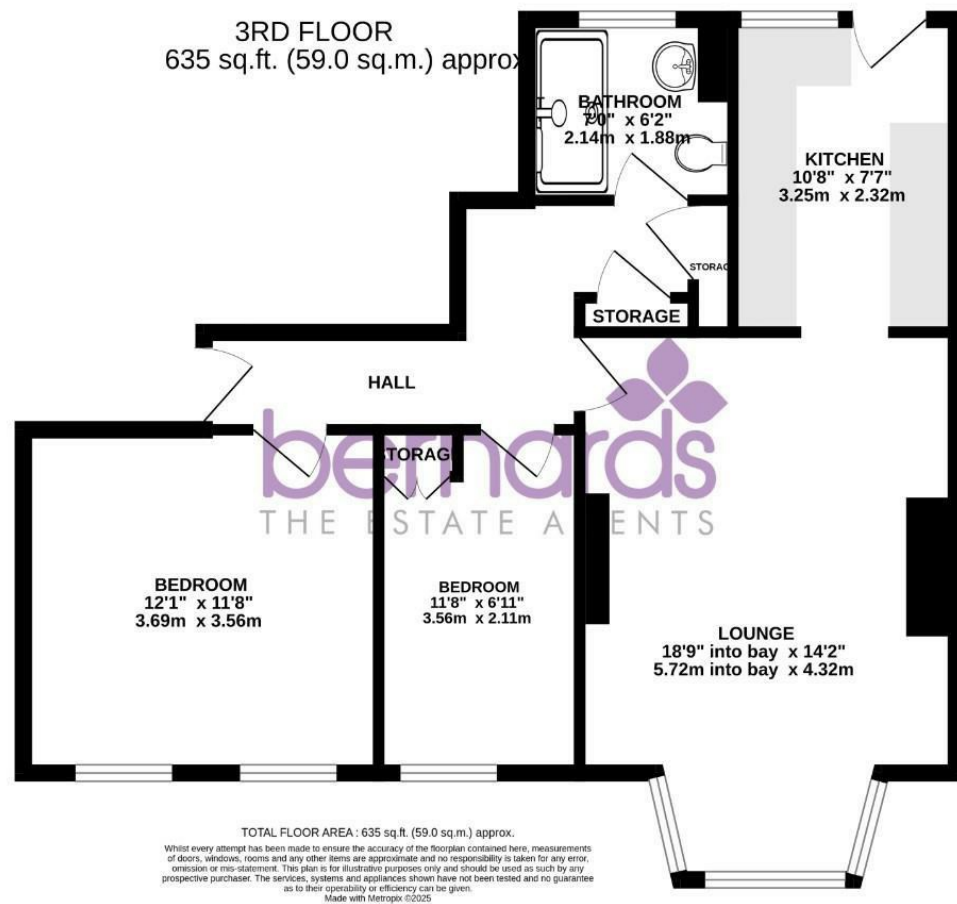


**TO  
LET**

Clarence Parade, Southsea PO5 3NX

The logo for Bernards The Estate Agents. It features the word "bernards" in a lowercase, rounded, purple font. Above the letter "s" is a stylized purple flower icon with five petals. Below "bernards" is the text "THE ESTATE AGENTS" in a smaller, uppercase, sans-serif font.

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## HIGHLIGHTS

- TWO BEDROOM APARTMENT
- OVERLOOKING SOUTHSEA COMMON
- QUIRKY DECOR
- BAY WINDOW SEAT WITH LOVELY VIEWS
- RESIDENTS PARKING
- BRIGHT & AIRY LOUNGE WITH MODERN FIREPLACE
- MODERN FITTED KITCHEN
- INTEGRATED WHITE GOODS
- IDEAL FOR PROFESSIONALS
- MOMENTS FROM PALMERSTON ROAD
- OFFERED UNFURNISHED

Nestled in the vibrant area of Southsea, this charming two-bedroom apartment on Clarence Parade offers a delightful blend of modern living and quirky decor. The property boasts a spacious reception room that welcomes you with an abundance of natural light, creating a warm and inviting atmosphere. Relax and unwind in the charming window seat perfectly positioned to overlook Southsea Common & the Solent.

The two well-proportioned bedrooms provide ample space for relaxation, while the contemporary bathroom is designed for both comfort and convenience. The apartment features integrated white goods, ensuring that your daily needs are met with ease.

One of the standout features of this property is its prime location, just a short stroll from Palmerston Road, where you can enjoy a variety of shops, cafes, and local amenities. Additionally, the apartment faces the picturesque Southsea Common, offering stunning views and a perfect spot for leisurely walks or picnics.

For those with vehicles, the property includes first come first serve parking, adding to the convenience of urban living. This apartment is ideal for anyone seeking a stylish home in a lively community, making it a must-see for prospective renters. Don't miss the opportunity to make this delightful space your own.

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



Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## COUNCIL TAX BAND D

### 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.



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	73	78
EU Directive 2002/91/EC		



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