

LE1 Brunel House, Portsmouth PO1 3GY

£825 PCM

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**HIGHLIGHTS** 

- MODERN STUDIO APARTMENT
- AVAILABLE END OF NOVEMBER
- STUDIO APARTMENT
- FANTASTIC DOCKYARD LOCATION
- HARBOUR FACING
- ULTRA MODERN INTERIORS
- EN-SUITE BATHROOM  $\sim$
- FITTED KITCHENS
- FULLY FURNISHED

**AD** 

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

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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



## **PROPERTY INFORMATION**

## COUNCIL TAX BAND A

## **TENANT FEES ACT 2019**

you may also be required England's annual to make the following percentage rate); permitted payments.

For properties in England, the Tenant Fees Act 2019 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); **RIGHT TO RENT** above);

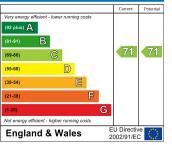
reasonable costs);

landlord's loss or the Identification. 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 As well as paying the rent, 3% above Bank of

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

Contractual damages in means that in addition to 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.

· Deposits (a maximum Each applicant will be deposit of 5 weeks' rent for subject to the right to rent annual rent below £50,000, checks. This is a or 6 weeks' rent for annual government requirement rental of £50,000 and since February 2016. We are required to check and · Payments to change a take a copy of the original tenancy agreement eg. version of acceptable change of sharer (capped documentation in order to at £50 or, if higher, any adhere to the Right to rent checks. This will be carried · Payments associated with out at referencing stage. early termination of a Please speak to a member tenancy (capped at the of staff for acceptable

SUCCESSFUL YEARS















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**AD** 

