

£900 PCM

Sandringham Suites & Apartments,  
Southsea PO5 3LR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LARGE STUDIO
- ❖ ENSUITE BATHROOM
- ❖ GAS CENTRAL HEATING & WATER BILLS INCLUDED IN THE RENT
- ❖ AVAILABLE NOW
- ❖ SEPARATE KITCHEN
- ❖ CLOSE TO THE SEAFRONT
- ❖ FURNISHED
- ❖ CENTRAL LOCATION
- ❖ BRIGHT AND AIRY
- ❖ VIRGIN WIFI AVAILABLE FOR £25.00 PER MONTH

**\*\*\*ENSUITE STUDIO WITH SEPARATE KITCHEN...FURNISHED...SOME BILLS INCLUDED\*\*\***

We are delighted to offer this large one bedroom studio apartment in the popular location of Central Southsea!

The property includes a spacious studio living/sleeping area, with an ensuite bathroom and is complete by a separate kitchen.

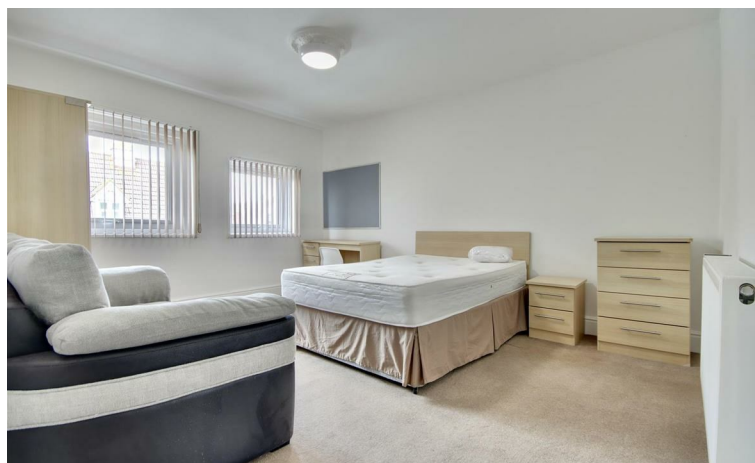
This wonderful property comes fully

furnished and with super fast internet and is available immediately making it ideal for couple/professionals. The apartment also has the added benefit of WATER & GAS CENTRAL HEATING BILLS INCLUDED. You can also add on super fast Virgin Media wifi to your rent for an extra £28.00 per month!

We strongly recommend booking an internal viewing to full appreciate what it has to offer.

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





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# PROPERTY INFORMATION

## 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.

## 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.

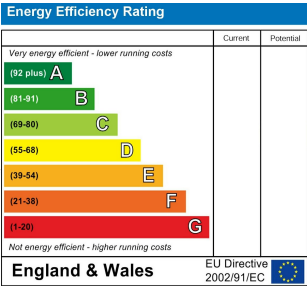
## Tenant Fees Act 2019

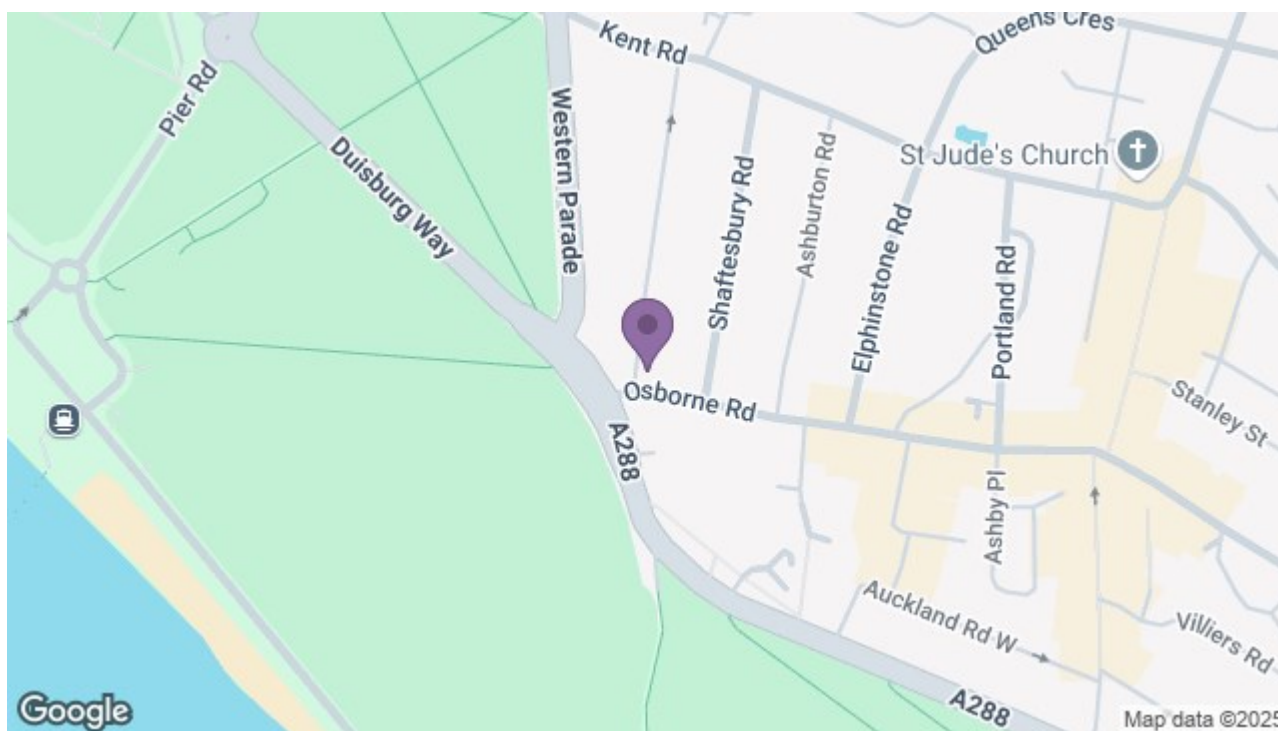
As well as paying the rent, you may also be required to make the following permitted payments.

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.





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