



£1,100 PCM

Stansted Road, Hampshire PO5 1RZ

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ CENTRAL SOUTHSEA
- ❖ GARDEN
- ❖ GAS CENTRAL HEATING
- ❖ UNFURNISHED
- ❖ AVAILABLE JUNE
- ❖ WALKING DISTANCE TO STATION
- ❖ CLOSE TO LOCAL AMENITIES

Nestled on Stansted Road in the vibrant area of Southsea, this charming mid-terrace house presents an excellent opportunity for those seeking a comfortable and convenient home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

The inviting reception room offers a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The kitchen is equipped with essential appliances, making it a practical space for culinary enthusiasts. The layout of the house is designed to maximise space and functionality, ensuring a pleasant living experience.

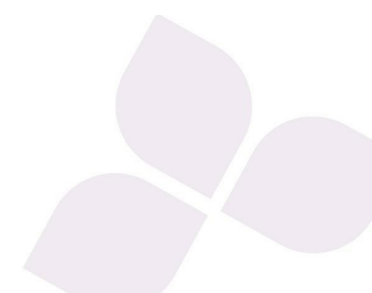
One of the standout features of this property is its delightful garden, providing a private outdoor space for leisure and enjoyment. Whether you wish to cultivate your green

thumb or simply unwind in the fresh air, this garden is a wonderful addition to the home.

Conveniently located within walking distance to Albert Road, residents will find a plethora of shops, cafes, and restaurants at their doorstep, enhancing the appeal of this location. The property will be available for occupancy at the end of June, making it an ideal choice for those looking to settle into a new home during the summer months.

In summary, this two-bedroom house on Stansted Road offers a perfect blend of comfort, convenience, and charm, making it a must-see for anyone looking to embrace the Southsea lifestyle.

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



Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk



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.

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COUNCIL TAX BAND B

Local Authority Portsmouth
Local authority reference number 177511799800
Council Tax band B
Improvement indicator No
With effect from 26 May 2011
Mixed-use property No
Court code None



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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