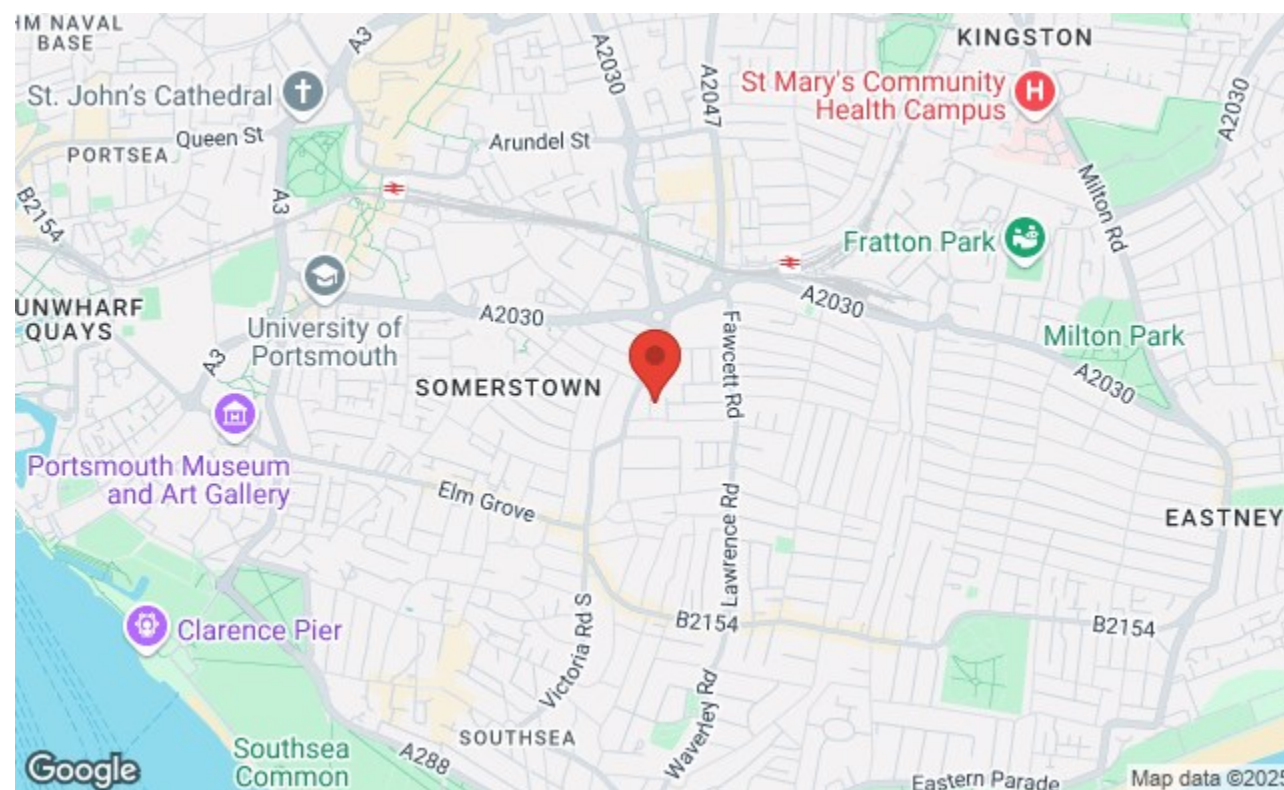




£1,850 PCM

Britannia Road, Hampshire PO5 1SN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ FURNISHED
- ❖ SEPARATE LIVING ROOM
- ❖ LARGE KITCHEN BATHROOM
- ❖ CENTRAL LOCATION
- ❖ 11 MONTH CONTRACT
- ❖ STUDENT HOUSE
- ❖ WELL PRESENTED
- ❖ THREE FLOORS
- ❖ VIEW NOW

STUDENTS 2025

Nestled on Britannia Road in the vibrant area of Southsea, Hampshire, this charming semi-detached house is an ideal choice for students seeking comfortable and convenient living. Available from September 2025, this property boasts four well-proportioned bedrooms, making it perfect for a group of friends or fellow students.

The house is thoughtfully arranged over three levels, providing ample space and privacy for all residents. The heart of the home is the inviting kitchen diner, which is fully furnished and ready for you to create memorable meals and gatherings. The layout encourages a sociable atmosphere, perfect for both study sessions and relaxation.

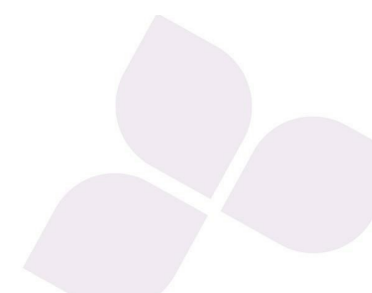
With one reception room, there is also a

dedicated space for unwinding after a long day of lectures or exploring the local area. The property is fully furnished, ensuring that you can move in with ease and start enjoying your new home right away.

Southsea is known for its lively community, with a variety of shops, cafes, and recreational facilities nearby. The location offers excellent transport links, making it easy to access the university and other parts of the city.

This four-bedroom student house on Britannia Road presents a fantastic opportunity for those looking to secure a comfortable and well-located home for their studies. Don't miss out on the chance to make this property 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



PROPERTY INFORMATION

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.

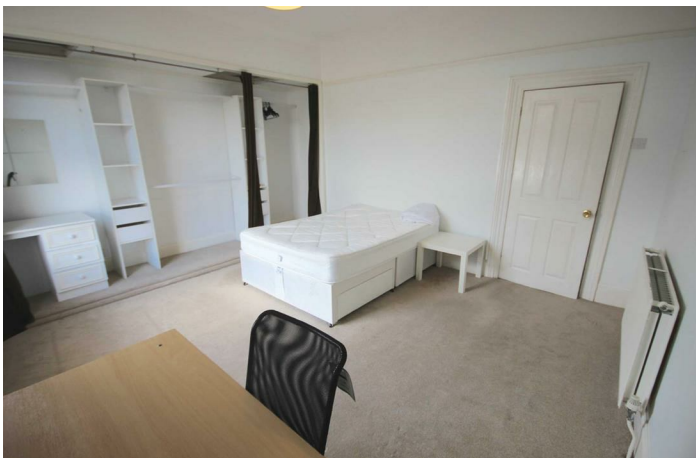
TENANT FEES ACT 2019

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.



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	50	74
EU Directive 2002/91/EC		



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

