

£1,750 Per Month

The Blue Building, Gunwharf Quays,
Portsmouth PO1 3ET

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ TWO BATHROOMS
- ❖ ALLOCATED PARKING
- ❖ GUNWHARF QUAYS
- ❖ FURNISHED
- ❖ BALCONY
- ❖ MODERN DECOR
- ❖ CLOSE TO RESTURANTS & SHOPS
- ❖ AVAILABLE JUNE

Nestled in the highly sought-after Gunwharf Quays, The Blue Building presents an exceptional opportunity to acquire a stylish flat that perfectly combines modern living with stunning views. This purpose-built residence boasts two well-appointed bedrooms, including a master suite complete with an en suite bathroom, ensuring both comfort and privacy for its occupants.

The flat features a spacious reception room that flows seamlessly into a delightful balcony, where one can enjoy the picturesque surroundings and vibrant atmosphere of the area. With great views that enhance the living experience, this property is ideal for those who appreciate both aesthetics and functionality.

In addition to its appealing interior, the flat is offered fully furnished, making it an excellent choice for those looking to move in without the hassle of purchasing new furniture. The property also includes parking for one vehicle, a valuable asset in this bustling location.

Gunwharf Quays is renowned for its array of shops, restaurants, and leisure facilities, providing a lively and convenient lifestyle. This flat not only offers a comfortable home but also places you at the heart of a vibrant community. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress. Don't miss the chance to make this splendid flat your new home.

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





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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.

Removal Quotes

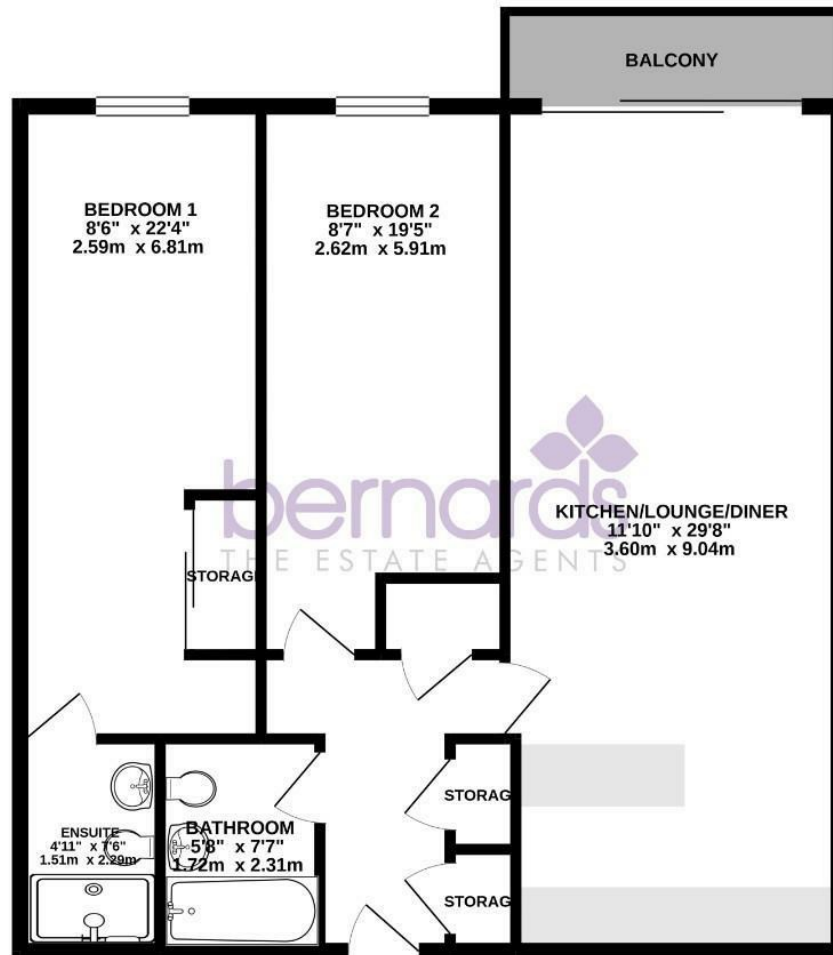
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Council Tax Band E

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		
EU Directive 2002/91/EC		

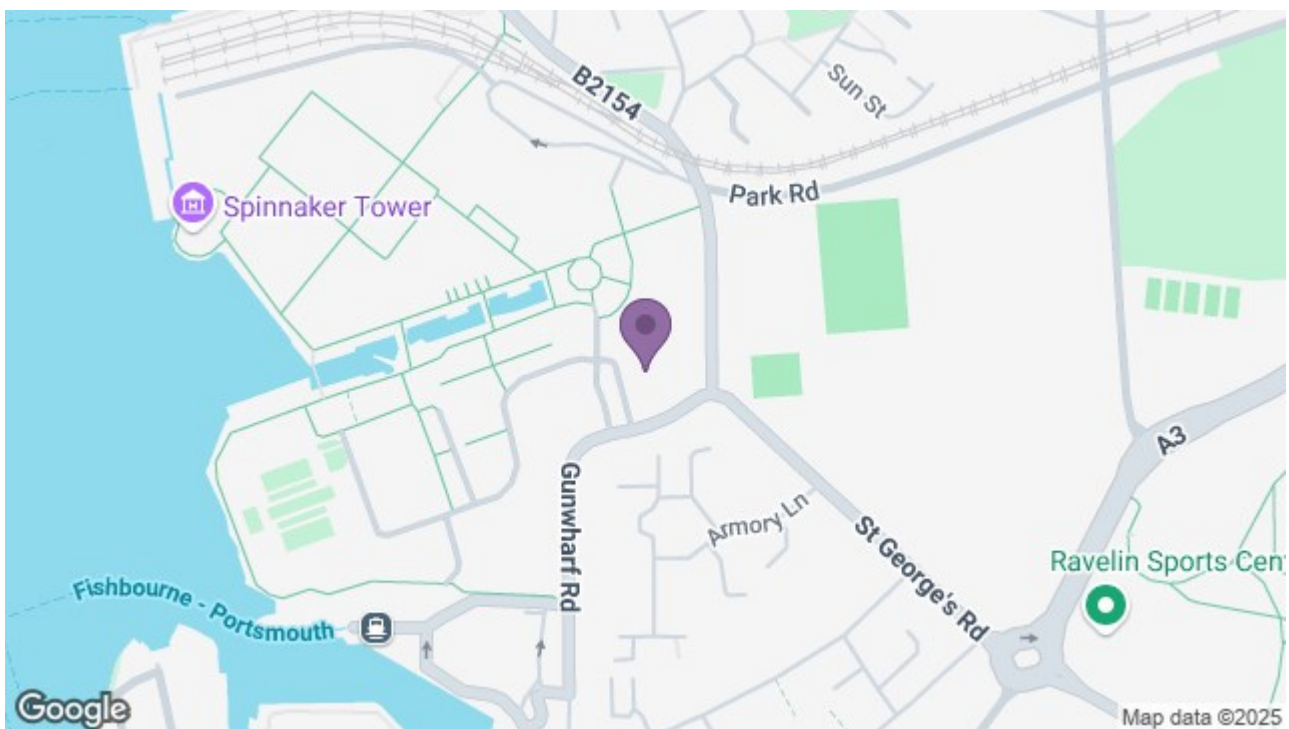


APARTMENT FLOOR
864 sq.ft. (80.2 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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