

£1,600 Per Month

Grove Road South, Southsea PO5  
3QT

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ \*STILL UNDERGOING WORK\*
- ❖ FOUR BEDROOMS
- ❖ LARGE KITCHEN
- ❖ SPACIOUS LIVING ROOM
- ❖ LIGHT & AIRY THROUGHOUT
- ❖ PERFECT SOUTHSEA LOCATION
- ❖ EXTRA STUDY ROOM
- ❖ TWO BATHROOMS
- ❖ NEUTRAL DECOR THROUGHOUT
- ❖ AVAILABLE MAY

Nestled in the heart of Southsea, this four bedroom maisonette offers a delightful blend of space and comfort, making it an ideal family home. Boasting four generously sized double bedrooms, this property ensures ample room for relaxation and privacy. Additionally, there is an extra study room, perfect for those who work from home or require a quiet space for study.

The large kitchen is a standout feature for this property, along with two well-appointed bathrooms, situated on each floor.

The location is simply perfect, placing you within easy reach of local amenities, parks, and the vibrant Southsea seafront. This maisonette not only offers a comfortable living space but also the convenience of a lively community atmosphere.

In summary, this property is a rare find in Southsea, combining spacious living with a prime location. It presents an excellent opportunity for anyone looking to settle in this desirable area. Don't miss your chance to make this lovely maisonette your new home.

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







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# 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.

## 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:

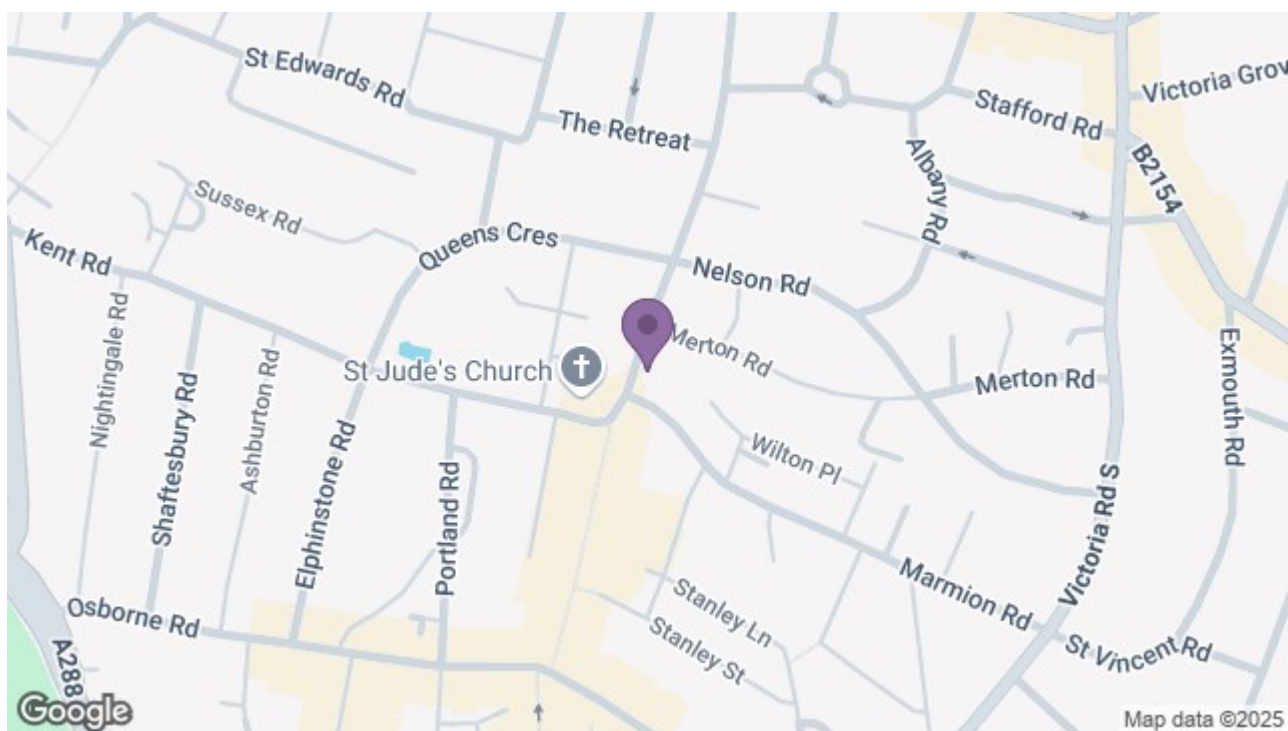
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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	78	83
EU Directive 2002/91/EC		





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