



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£1,300 PCM

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bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ PURPOSE BUILT FLAT
- ❖ TWO BATHROOMS
- ❖ BALCONY
- ❖ COMMUNAL GARDENS
- ❖ ALLOCATED PARKING
- ❖ USE OF GYM
- ❖ OFFERED FURNISHED
- ❖ MOVE IN JULY
- ❖

Welcome to Admirals House, a delightful two-bedroom purpose-built flat located in the vibrant city of Portsmouth. This charming apartment offers a perfect blend of comfort and convenience, making it an ideal choice for a new home.

You will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The flat boasts two well-proportioned bedrooms, with the master bedroom featuring an en suite bathroom for added privacy and convenience. The second bathroom is also thoughtfully designed, ensuring that all your needs are met.

One of the standout features of this property is the lovely balcony, where you can enjoy your morning coffee or unwind in the evening while taking in the views. Additionally, residents can take advantage of the beautifully maintained

communal gardens, offering a serene space to enjoy the outdoors.

For those with a vehicle, the property includes allocated parking for one car, providing peace of mind in this bustling area. The location of Admirals House is superb, with easy access to local amenities, transport links, and the stunning coastline that Portsmouth is renowned for.

In summary, this two-bedroom flat at Admirals House presents an excellent opportunity to enjoy modern living in a sought-after location. With its spacious layout, convenient features, and communal spaces, it is a property not to be missed. We invite you to come and experience all that this wonderful home has to offer.

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

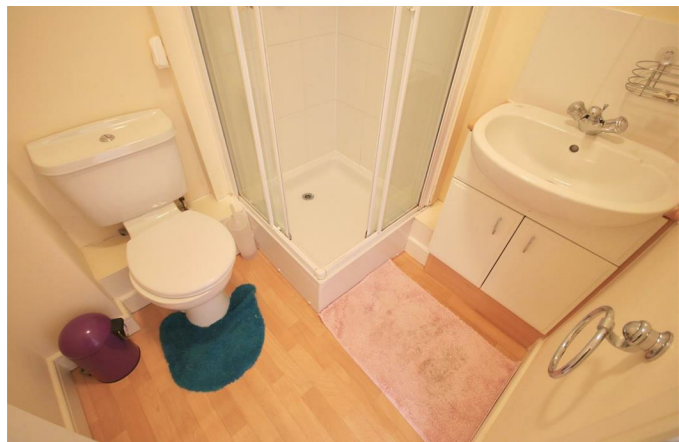
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

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 C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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	



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