

£950 Per Calendar Month

Worthing Road, Southsea PO5 2RN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM TOP FLOOR FLAT
- ❖ FULLY FURNISHED
- ❖ AVAILABLE FOR A 10 MONTH CONTRACT
- ❖ SINGLE OR PROFESSIONAL COUPLE WELCOME
- ❖ AVAILABLE TO MOVE FROM 24TH AUGUST
- ❖ IDEAL LOCATION CLOSE TO SEAFRONT
- ❖ SHORT WALK TO ALBERT ROAD

We are pleased to welcome to the rental market this well presented, top floor flat in the popular location of Worthing Road, Southsea. Situated ideally, close to the seafront, Albert Road and local amenities, you will not be disappointed!

Internally the property is a good size offering a lounge, bathroom, kitchen with dining space and a

double bedroom. Offered fully furnished, this property is ideal for those looking for ease and a quick move in!

If you are interested in this property and it suits your needs, contact us today to schedule a viewing appointment!

AVAILABLE FROM JULY.

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.

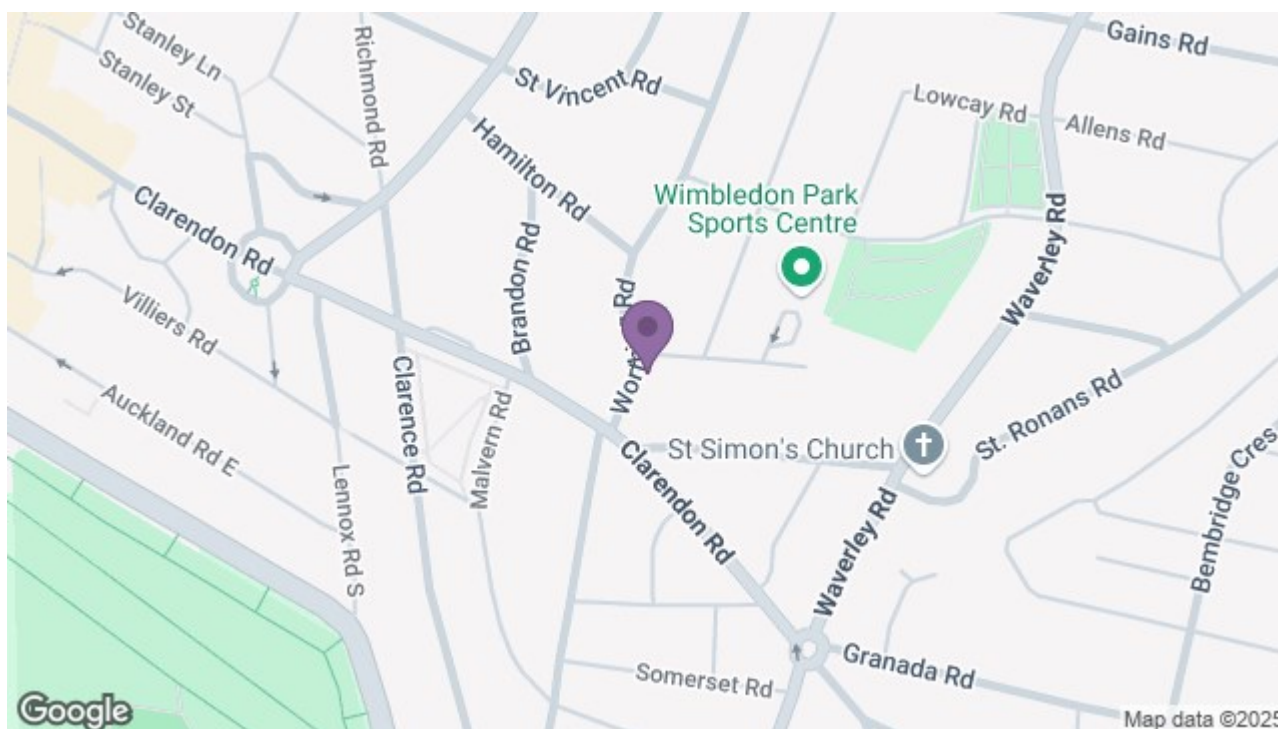
Right to Rent

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	64
(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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