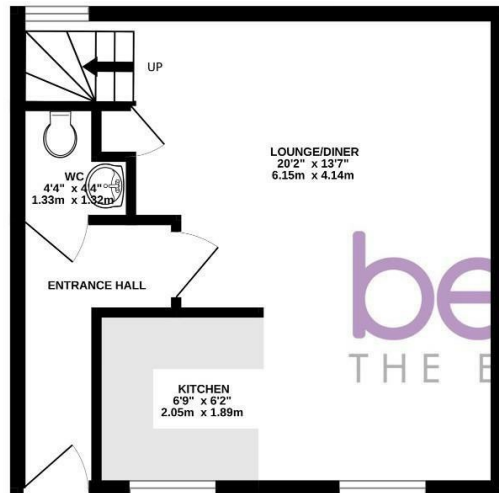
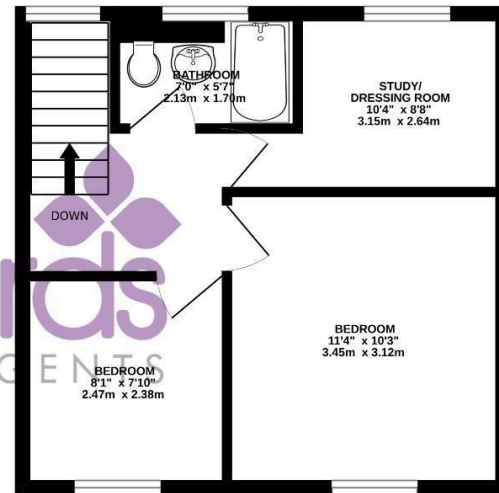


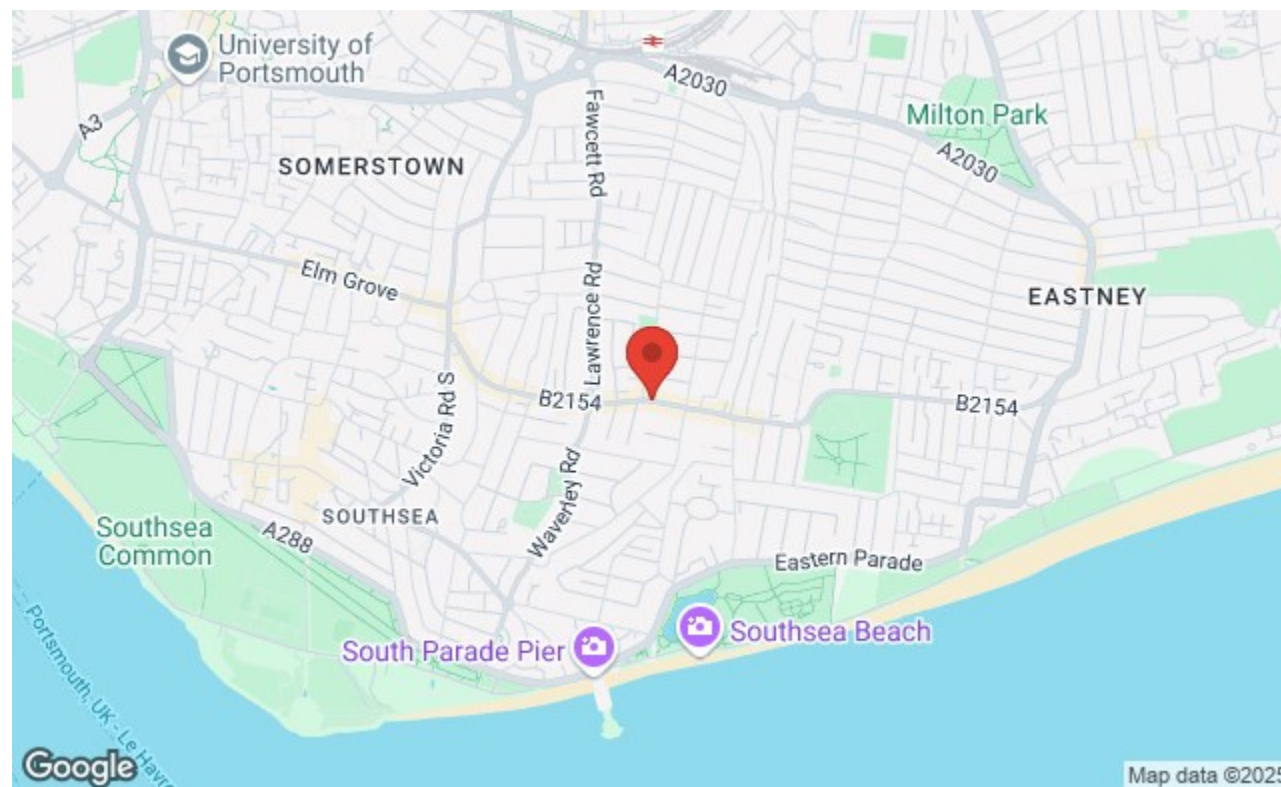
GROUND FLOOR  
333 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR  
330 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 663 sq.ft. (61.6 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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£1,250 Per Calendar Month

182 Albert Road, Southsea PO4 0JT

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM HOUSE
- ❖ CENTRAL SOUTHSEA
- ❖ ALLOCATED PARKING
- ❖ NEUTRAL DECOR THROUGHOUT
- ❖ AVAILABLE SEPTEMBER
- ❖ ALBERT ROAD LOCATION
- ❖ COMMUNAL FRONT GARDEN
- ❖ UNFURNISHED
- ❖ GAS CENTRAL HEATING
- DOUBLE GLAZED

**\*\*ALLOCATED PARKING IN CENTRAL SOUTHSEA\*\***

The rare opportunity of a two bedroom house with **ALLOCATED PARKING** located in Albert Road, Central Southsea is one not to be missed! Set slightly back from the vibrancy of Albert Road and its abundance of shops, bars and restaurants, this house is situated perfectly!

The house itself offers a modern fitted kitchen, spacious lounge/diner and downstairs W.C. To the

first floor you will find two bedrooms and the main family bathroom. The property has recently undergone redecoration throughout, and new carpets have been laid throughout the whole house.

The property comes with the added benefit of an allocated parking space, communal garden to the front and a separate store with additional storage space.

Available September, call now to avoid disappointment!

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://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.



| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         | <b>92</b> |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

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