

£1,000 PCM

Cecil Place, Southsea PO5 3DW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ BUILT IN STORAGE
- ❖ ALLOCATED PARKING
- ❖ UNFURNISHED
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ ELECTRIC HEATING
- ❖ DOUBLE GLAZED
- ❖ AVAILABLE LATE AUGUST
- ❖ CALL NOW TO VIEW

Nestled in the heart of Southsea, this charming two-bedroom flat on Cecil Place offers a delightful blend of comfort and convenience. Perfectly situated, this purpose-built apartment is ideal for those seeking a vibrant community atmosphere while being close to local amenities and the stunning seafront.

Upon entering, you will find a spacious reception room that provides a welcoming space for relaxation and entertainment. The flat features a well-appointed fitted kitchen, which is designed for both functionality and style, allowing for easy meal preparation. The separate lounge area enhances the living experience, providing a distinct space for unwinding after a long day.

The two bedrooms are thoughtfully designed, offering built-in storage to maximise space and keep your belongings organised. The bathroom is well-equipped, ensuring that all your needs are met in this lovely home.

One of the standout features of this property is the allocated parking space, a rare find in such a central location, making it convenient for those with vehicles.

This delightful apartment will be available from late August, presenting an excellent opportunity for anyone looking to settle in a vibrant area of Southsea. If you are a young professional seeking a rental, this property is sure to impress. Don't miss the chance to make this charming flat your new home.

Call today to arrange a viewing

02392 864 974

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.

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 B

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);

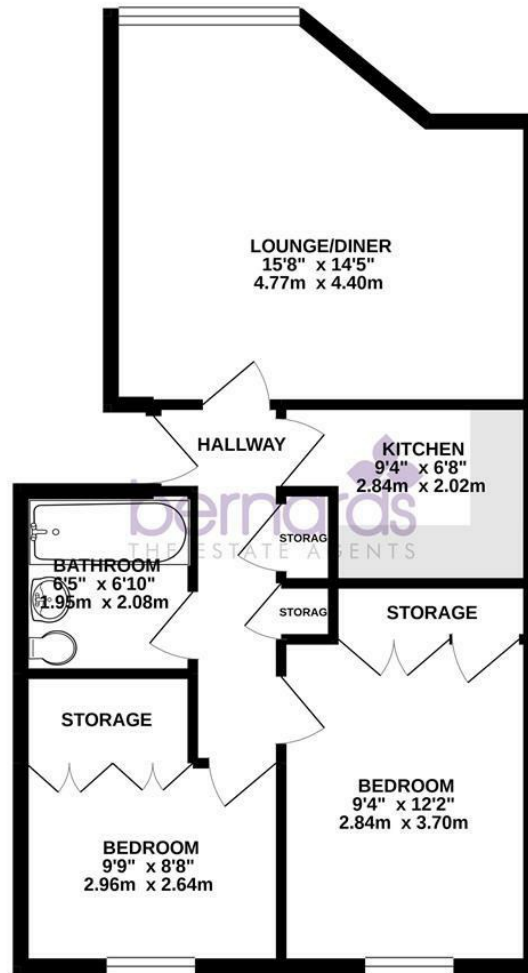
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a 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.



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	82
EU Directive 2002/91/EC		

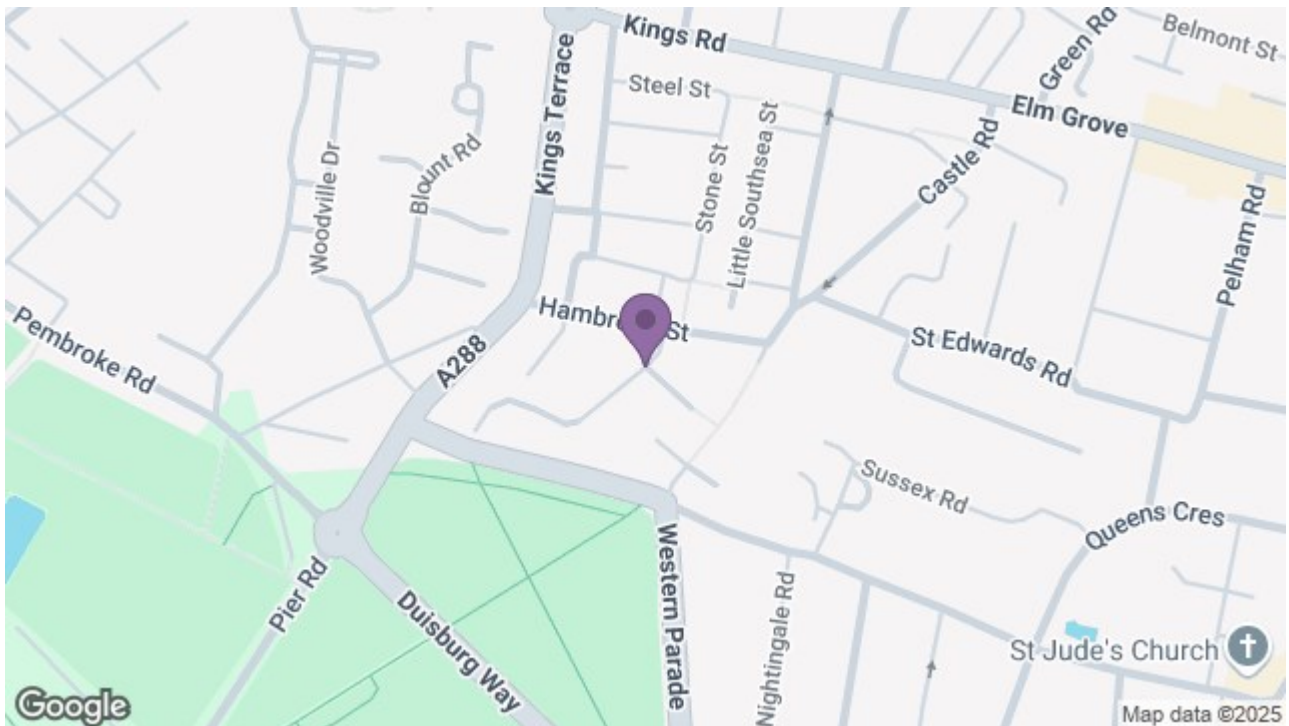


1ST FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA: 582 sq.ft. (54.0 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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