### £850 Per Calendar Month

Winter Road, Southsea PO4 9BU











# **HIGHLIGHTS**

- SELF CONTAINED 'FLATLET' STUDIO **-URNISHED** 
  - **4VAILABLE AUGUST 2025**
  - SINGLE OCCUPANCY
  - COUNCIL TAX, WATER & WIFI INCLUDED
- FENANTS PAY A SHARE OF GAS & **:LECTRICITY BILLS** 
  - DISHWASHER, FRIDGE FREEZER & VASHING MACHINE INCLUDED
- CENTRAL SOUTHSEA LOCATION
- **CLOSE TO LOCAL AMENITIES & BUS** OUTES
- GARDEN

#### \*\*SELF CONTAINED FLATLET "STUDIO" **APARTMENT\*\***

A newly redecorated, self contained, fully furnished flat-let "apartment" available to let immediately in the heart of Southsea! This is ideally situated, located close to shops, amenities and bus routes.

The property itself features a good size, double bedroom/ lounge area, fitted kitchen and shower room. The kitchen includes a dishwasher, washing

machine & fridge freezer. It has been recently redecorated throughout, finished with new carpets and new furnishings. There is a private entrance to the accommodation via the garden through the french doors.

The Landlord will pay council tax, Portsmouth & Southern Water bills and broadband. Tenants are liable to pay a share of the gas and electricity bills for the property.

Single occupancy only, available now and offered furnished.

Call today to arrange a viewing 02392 864 974 www.bernardsestates.co.uk













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## PROPERTY INFORMATION

Tenant Fees Act 2019 permitted payments.

the Tenant Fees Act 2019 means that in addition to · Contractual damages in rent, lettings agents can the event of the tenant's only charge tenants (or default of a tenancy anyone acting on the agreement; and tenant's behalf) the · payments:

- Holding deposits (a the relevant time. maximum of 1 week's
- · 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 As well as paying the rent, late payment of rent (up you may also be required to 3% above Bank of to make the following England's annual percentage rate);
- Reasonable costs for For properties in England, replacement of lost keys or other security devices;
- Any other permitted following permitted payments under the Tenant Fees Act 2019 and regulations applicable at

#### Right to Rent

Each applicant will be subject to the right to rent This is a checks. 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 This will be checks. carried out at referencing stage. Please speak to a member of staff for acceptable Identification.







