

TO LET

£3,350 Per Calendar Month

Grand Parade, Portsmouth PO1 2NF

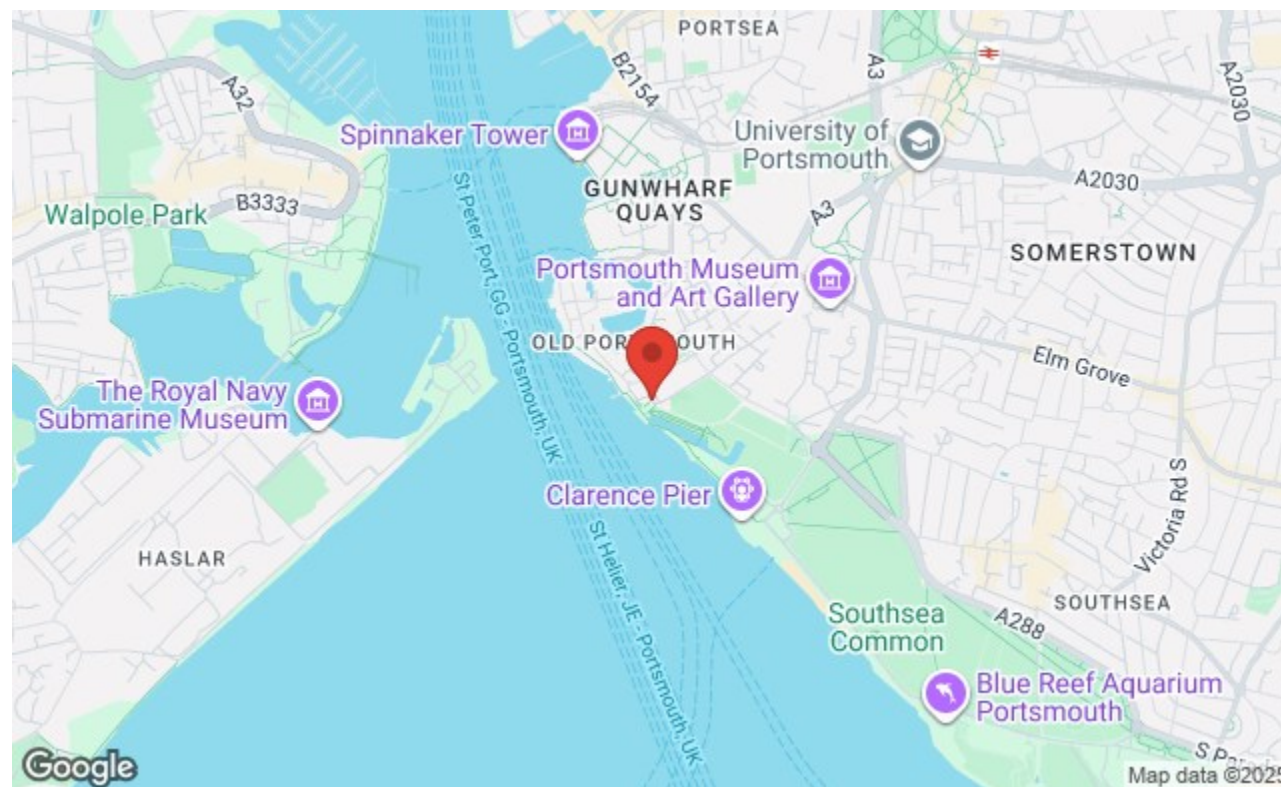
bernards  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1385 sq.ft. (128.7 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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## HIGHLIGHTS

- ❖ GAS, ELECTRIC, WATER & WIFI INCLUDED
- ❖ TOWNHOUSE
- ❖ OLD PORTSMOUTH
- ❖ INTEGRAL GARAGE
- ❖ SEA VIEWS
- ❖ PRIVATE BALCONY
- ❖ REAR GARDEN
- ❖ AVAILABLE NOW
- ❖ FURNISHED
- 6 MONTH TENANCY

\*GAS, ELECTRICITY, WATER & WIFI INCLUDED\*

Nestled in the Historic Old Portsmouth, this superb townhouse on Grand Parade offers a unique blend of modern luxury and coastal charm. With three well-proportioned bedrooms and a stylish bathroom, this property is perfect for small families or a professional couple seeking a comfortable and elegant living space. For ease of moving in, the Landlord is offering the rent with all bills included, on a six month, initial short term tenancy.

The attention to detail, is staggering, with bespoke carpentry throughout and a stunning cantilever staircase spreading across the three storeys.

The heart of the home is undoubtedly the open-plan top floor, which boasts breathtaking sea views that can be enjoyed from both the living area and the balcony. This space is ideal for entertaining guests or simply relaxing while soaking in the stunning vistas of the coastline. The master suite is a true sanctuary, featuring a luxurious free-standing bathtub that invites you to

unwind after a long day. Adding a further touch of luxury, the ground floor sees a large home-gymnasium and conservatory, offering flexibility to an already versatile home.

In addition to its impressive interior, this townhouse also provides secure parking for one vehicle in an integral garage, ensuring convenience and peace of mind. The property is a rare find in the rental market, making it an exceptional opportunity for those looking to experience the best of Old Portsmouth living.

With its prime location, elegant design, and modern amenities, this townhouse is not just a place to live, but a lifestyle to embrace. Don't miss the chance to make this luxury house your home.

\*Please note, the gymnasium equipment shown is not included within the letting of the house.

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PROPERTY INFORMATION

GYMNASIUM / RECEPTION  
11'3" x 9'10" (3.45 x 3.00)

CONSERVATORY  
8'8" x 7'10" (2.66 x 2.39)

GARAGE  
16'0" x 12'3" (4.90 x 3.74)

WC  
4'1" x 3'3" (1.27 x 1.00)

MASTER BEDROOM  
18'5" x 12'0" (5.63 x 3.66)

BATHROOM  
6'5" x 5'8" (1.96 x 1.73)

BEDROOM 2  
11'3" x 9'8" (3.43 x 2.97)

BEDROOM 3 / STUDY  
8'10" x 5'11" (2.71 x 1.82)

KITCHEN / LOUNGE / DINER  
27'7" x 18'6" (8.43 x 5.66)

BALCONY  
15'3" x 5'2" (4.65 x 1.58)

TENANT FEES ACT 2019

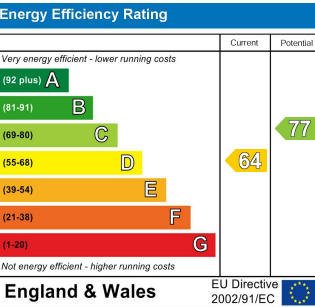
As well as paying the rent, you may also be required to make the following permitted payments.

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.

COUNCIL TAX BAND E



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