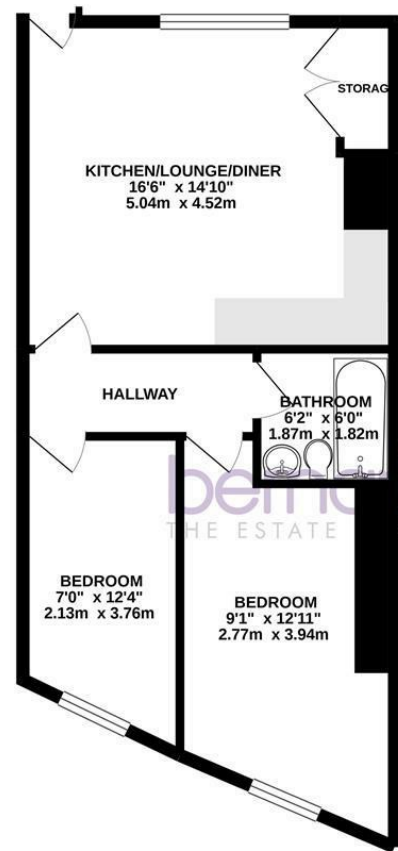


SECOND FLOOR
548 sq. ft. (50.9 sq. m.) approx.



TOTAL FLOOR AREA: 548 sq. ft. (50.9 sq. m.) approx.
Whilst every effort 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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£1,100 PCM

Stansted Road, Southsea PO5 1SB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- TWO BEDROOM FIRST FLOOR FLAT
- CENTRAL SOUTHSEA
- GAS CENTRAL HEATING
- DOUBLE GLAZED WINDOWS
- CALL TO VIEW
- AVAILABLE NOVEMBER
- UNFURNISHED

Nestled on Stansted Road in the vibrant area of Southsea, this charming two-bedroom flat conversion offers a delightful living space perfect for those seeking comfort and convenience. The property features a well-proportioned reception room, ideal for relaxation or entertaining guests.

With two bedrooms, this apartment provides ample room for both rest and study, making it suitable for a variety of lifestyles. The bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines.

One of the standout features of this property is its easy access to local amenities. Residents will find a range of

shops, cafes, and recreational facilities just a short stroll away, enhancing the appeal of this location.

This unfurnished flat allows you the freedom to personalise your living space to reflect your own style and preferences. The property will be available for move-in from the beginning of November, making it an excellent opportunity for those looking to settle into a new home before the festive season.

In summary, this two-bedroom apartment on Stansted Road is a wonderful choice for anyone seeking a blend of modern living and local charm in Southsea. Don't miss the chance to make this delightful flat your new home.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE

16'6x14'10 (5.03mx4.52m)

BATHROOM

6'2x6 (1.88mx1.83m)

BEDROOM

7x12'4 (2.13mx3.76m)

BEDROOM

9'1x12'11 (2.77mx3.94m)

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.

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	77	79
(55-68) D		
(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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