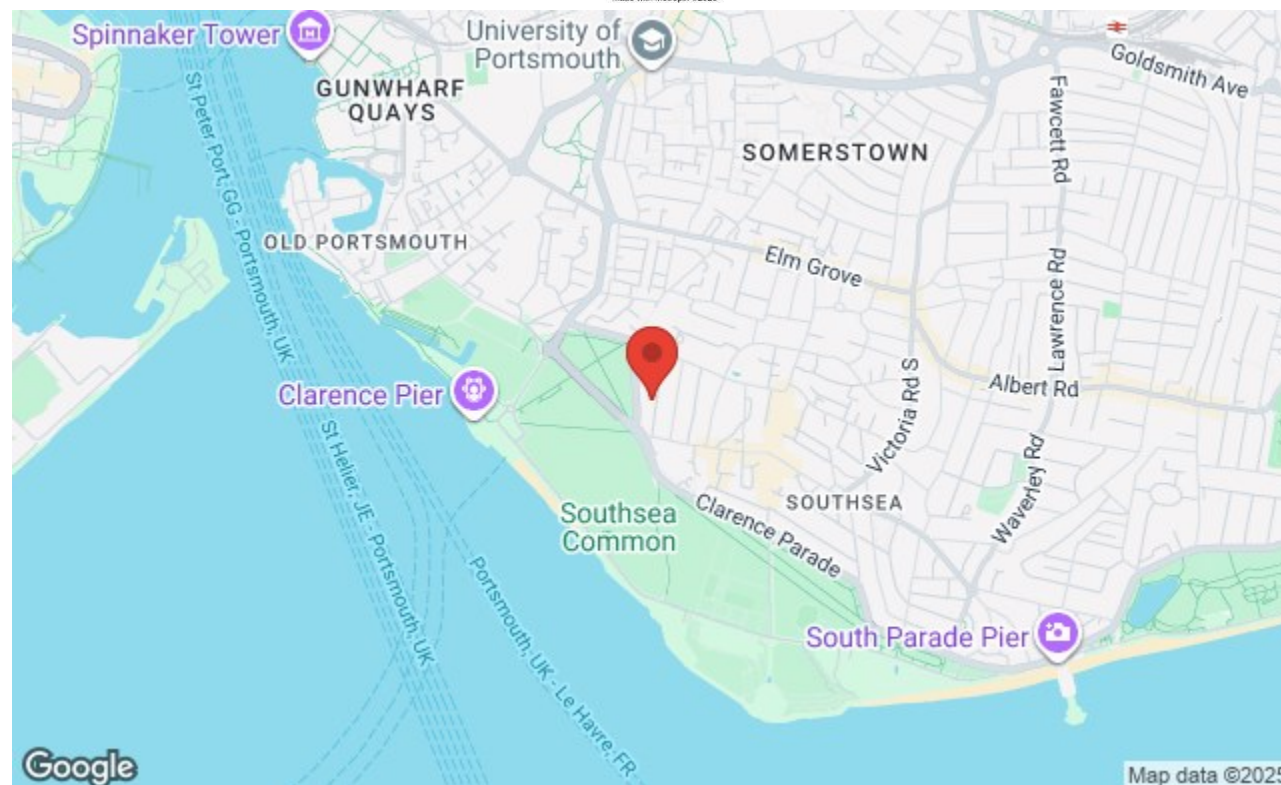




TOTAL FLOOR AREA: 741 sq.ft. (68.9 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.
Made with Metropix 5/2023



£1,200 PCM

Nightingale Road, Southsea PO5 3JN

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ MODERN INTERIOR
- ❖ SPACIOUS LOUNGE
- ❖ BUILT IN STORAGE TO MASTER
- ❖ CENTRAL SOUTHSEA
- ❖ UNFURNISHED
- ❖ SHORT WALK TO PALMERSTON ROAD & SOUTHSEA SEAFRONT
- ❖ AVAILABLE IMMEDIATELY
- ❖ IDEAL FOR PROFESSIONALS
- GAS CENTRAL HEATING

TWO BEDROOM APARTMENT IN CENTRAL SOUTHSEA

New to the rental market is this two bedroom apartment situated in a great, central Southsea location! Situated a short walk from Palmerston Road, abundant with shops, bars and restaurants and a short distance from the seafront, this is located ideally to embrace a modern lifestyle!

The apartment comprises of a modern grey and white decor throughout. You will find a

spacious living area, leading onto the kitchen equipped with white goods. The main bedroom offers double, built in wardrobes and the second bedroom is smaller in size with a wardrobe included! The bathroom is clean and modern, offering a bath tub with over head shower.

Offered unfurnished, and available December, call now to avoid disappointment!

Call today to arrange a viewing

02392 864 974

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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;

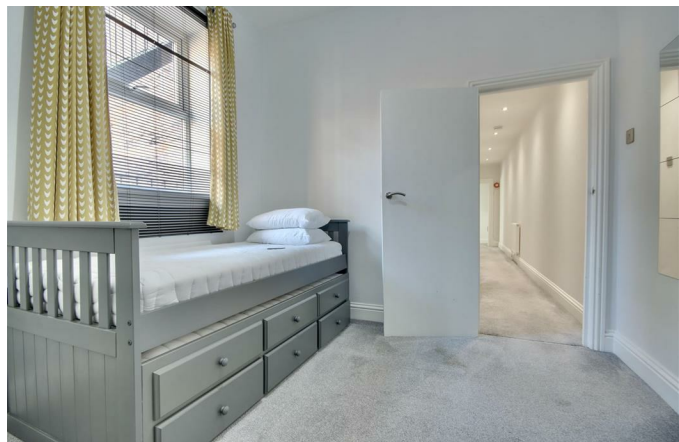
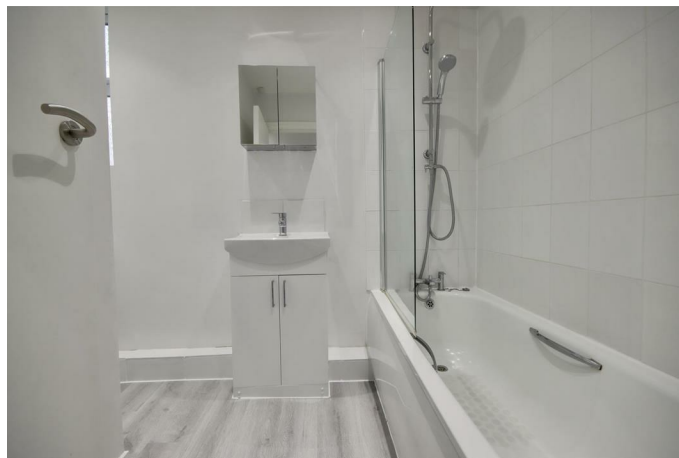
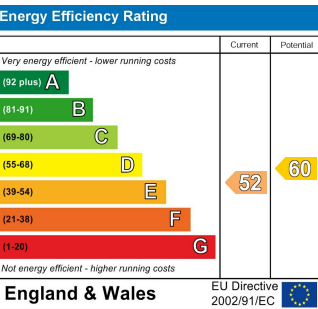
· Contractual damages in the event of the tenant's default of a tenancy agreement; and

· 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.

COUNCIL TAX BAND A



Call today to arrange a viewing
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