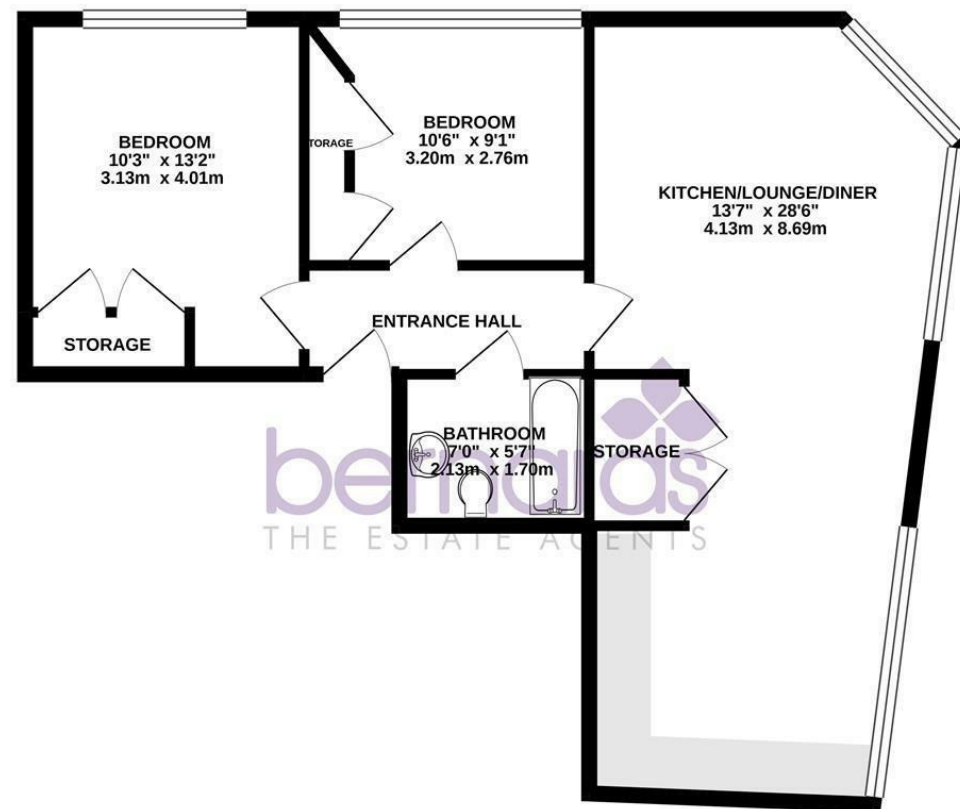
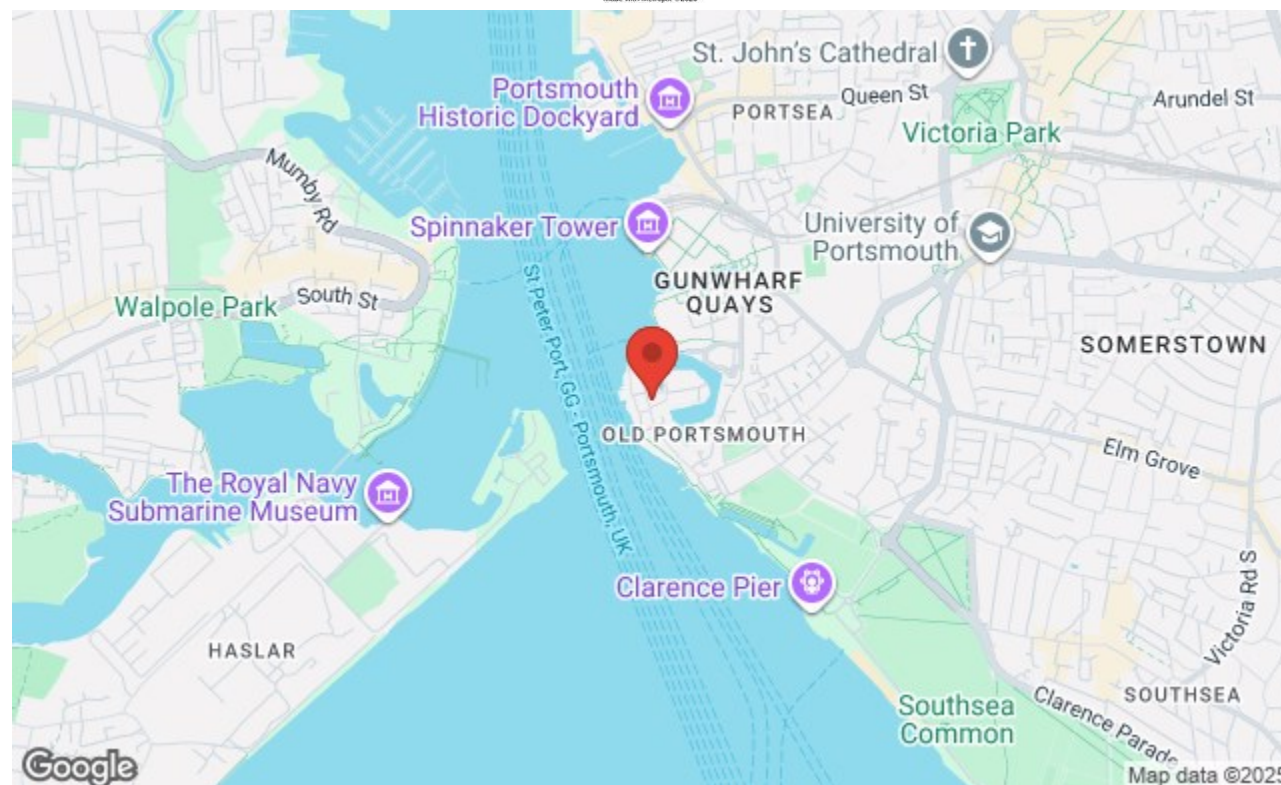


**GROUND FLOOR**  
653 sq. ft. (60.7 sq. m.) approx.



TOTAL FLOOR AREA: 653 sq. ft. (60.7 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.  
Made with MemoPro 10/2020



£1,450 PCM

Quay House, Portsmouth PO1 2GL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ SOUGHT AFTER OLD PORTSMOUTH LOCATION
- ❖ ART DECO STYLE
- ❖ OFF ROAD PARKING
- ❖ OFFERED UNFURNISHED
- ❖ AVAILABLE JANUARY
- ❖ A MUST VIEW
- ❖ DOUBLE BEDROOMS
- ❖ GROUND FLOOR
- ONE BATHROOMS

**\*\*GROUND FLOOR APARTMENT IN OLD PORTSMOUTH\*\***

We are delighted to present this beautifully presented TWO DOUBLE bedroom property in Quay House, Old Portsmouth with ALLOCATED PARKING!

On arrival to this stunning block prepared to be wowed by the 1930s theme in communal areas and high standard of finish. The flat is located on the ground floor. Upon opening the door of the hallway you will find a large

kitchen/living area, two double bedrooms, both with storage and a separate large bathroom.

Added benefits of the flat are underfloor heating and bicycle storage.

The apartment is located only minutes from the vibrant Gunwharf Quays with bars, restaurants and popular shops as well as being 5 minutes walk to Spice Island and The Hot Walls.

Call now to arrange a viewing!

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# 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.

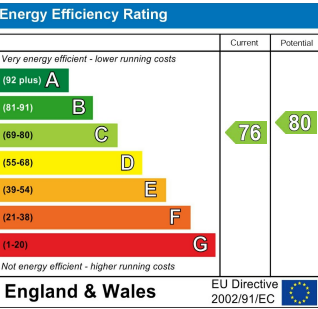
## RIGHT TO RENT

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.

## 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 D



Call today to arrange a viewing  
02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)