

£1,200 PCM

Milton Road, Portsmouth PO4 8PQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM GROUND FLOOR APARTMENT
- ❖ SPACIOUS PRIVATE GARDEN
- ❖ EASY ACCESS OUT OF CITY
- ❖ TWO DOUBLE BEDROOMS OFFERED UNFURNISHED
- ❖ AVAILABLE NOW
- ❖ NEUTRALLY DECORATED THROUGHOUT
- ❖ CLOSE TO LOCAL AMENITIES

Nestled in the heart of Portsmouth, this charming two-bedroom ground floor flat at Milton Road offers a delightful living experience. The property boasts a spacious lounge that seamlessly connects to the kitchen, creating an inviting atmosphere perfect for both relaxation and entertaining.

One of the standout features of this flat is the patio doors that lead directly to a private garden, providing a serene outdoor space to enjoy fresh air and sunshine. This area is ideal for those who

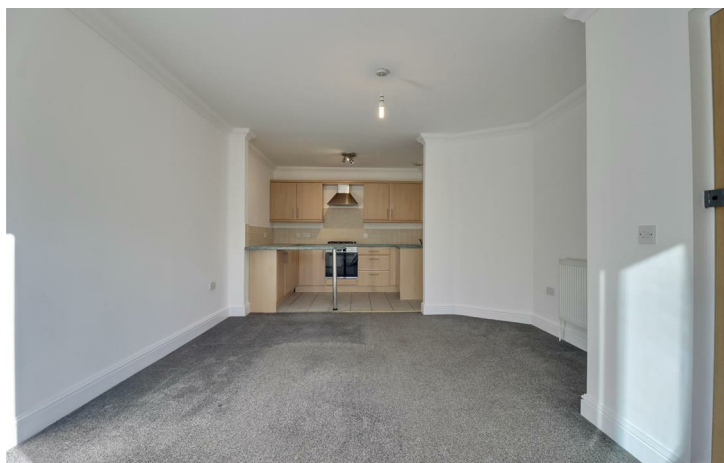
appreciate a touch of nature right at their doorstep.

The flat is offered unfurnished, allowing you the freedom to personalise the space to your taste and style. With two well-proportioned bedrooms and a modern bathroom, this property is perfect for small families, couples, or individuals seeking a comfortable home.

Conveniently available now, this flat presents an excellent opportunity for anyone looking to settle in a vibrant area of Portsmouth. Don't miss the chance to make this lovely flat your new home.

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





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PROPERTY INFORMATION

Council Tax Band A

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

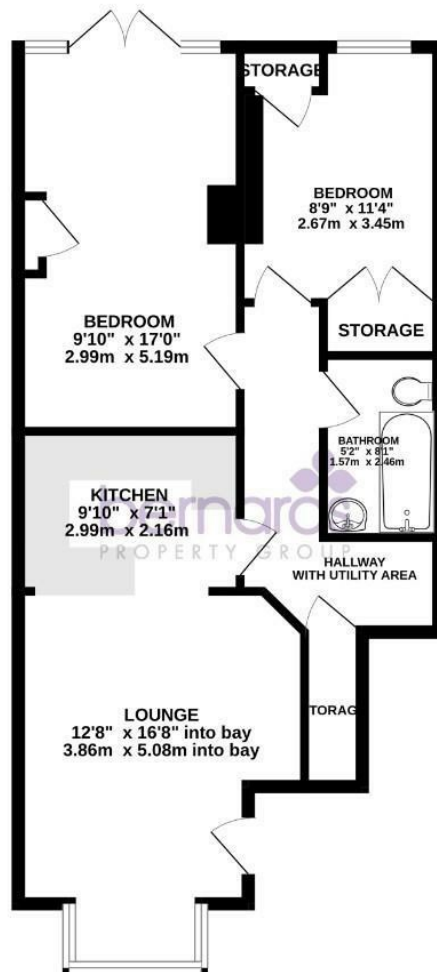
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



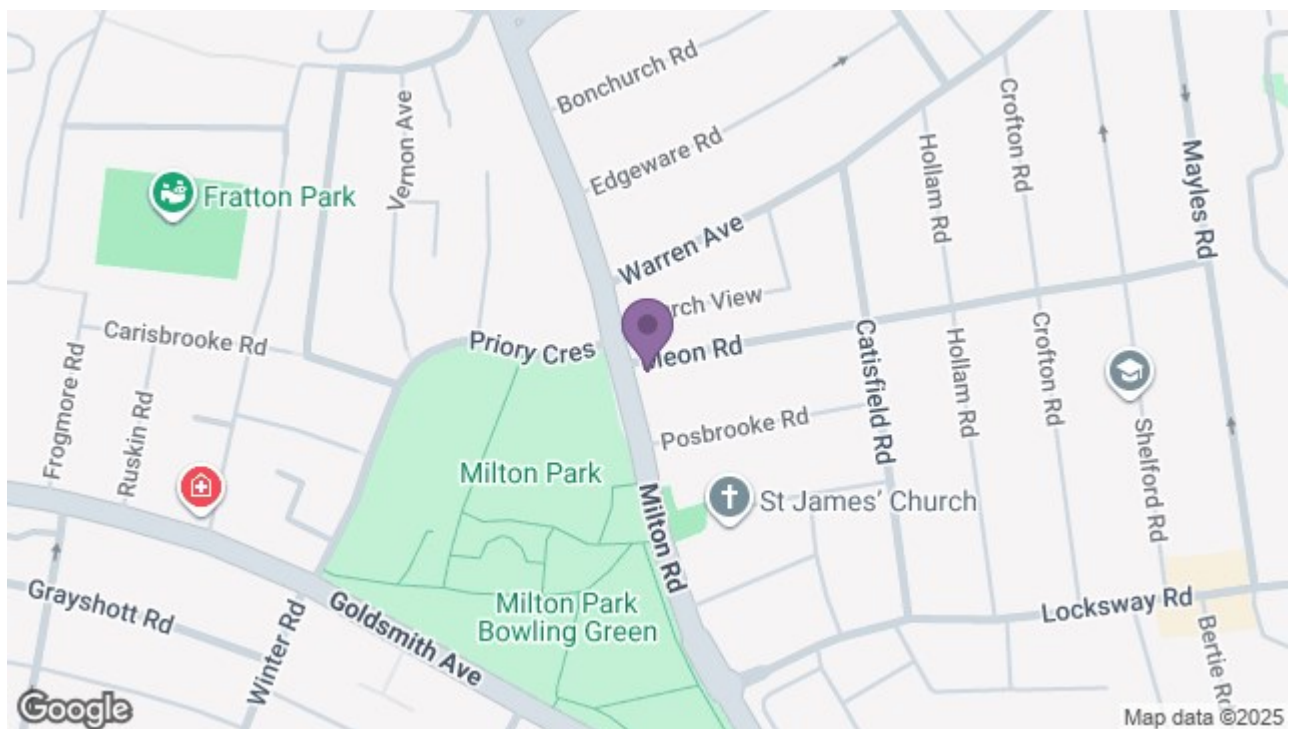
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	77
EU Directive 2002/91/EC		



GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 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 Metroplan 02025



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