

£1,500 PCM

Pennant House, Portsmouth PO1 3FT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FURNISHED
- ❖ MODERN KITCHEN
- ❖ WELL PRESENTED
- ❖ AVAILABLE NOW
- ❖ MINUTES FROM THE HARD
- ❖ PURPOSE BUILT BLOCK
- ❖ IDEAL FOR PROFESSIONALS
- ❖ BALCONY

We are delighted to welcome to the rental market, this modern two bedroom apartment with in a sought after location, in close proximity to Gunwharf Quays.

Internally, the property consists of a spacious open plan kitchen/lounge, which measures over 19ft and is the perfect entertaining space with access to the courtyard/terrace

The property has two spacious double bedrooms, with the master benefitting from a modern ensuite and built in sliding wardrobe with front mirrors

Completing the property is the fitted bathroom, which is finished to a wonderful standard with modern tiles and large mirrors.

We strongly recommend booking an early viewing to avoid disappointment

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





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PROPERTY INFORMATION

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.

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:

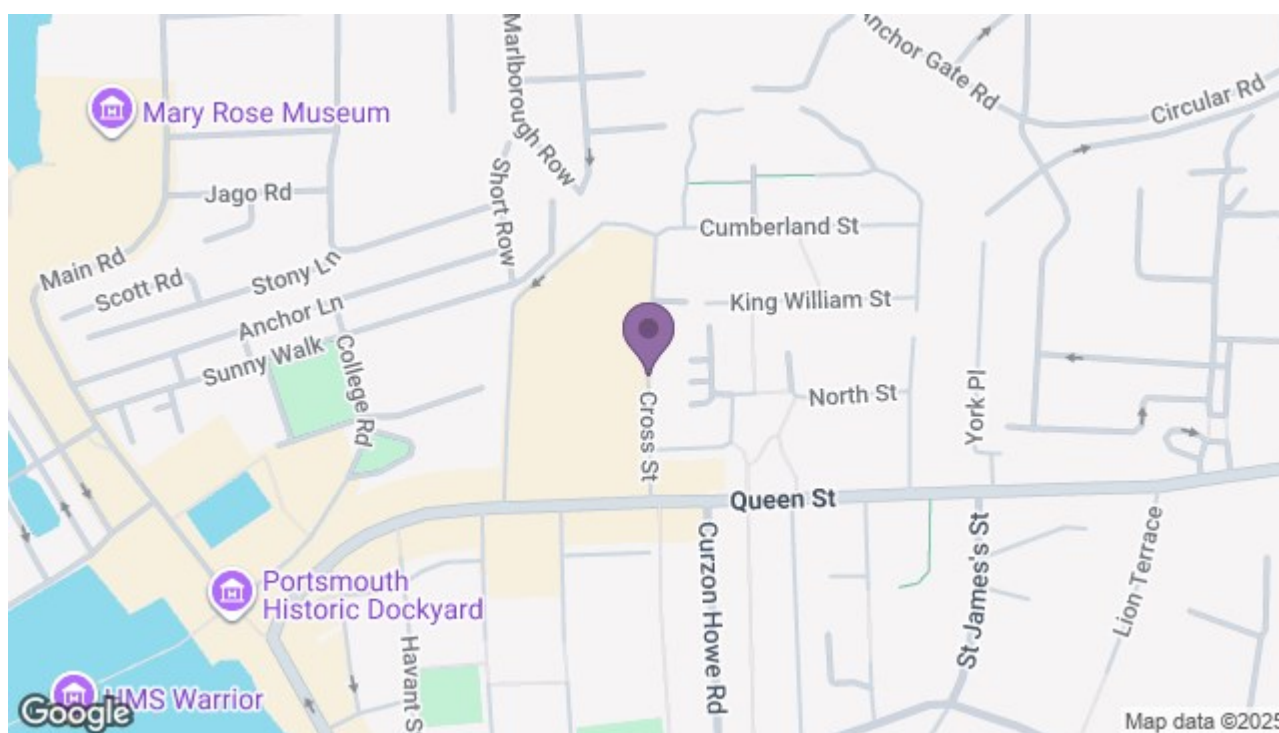
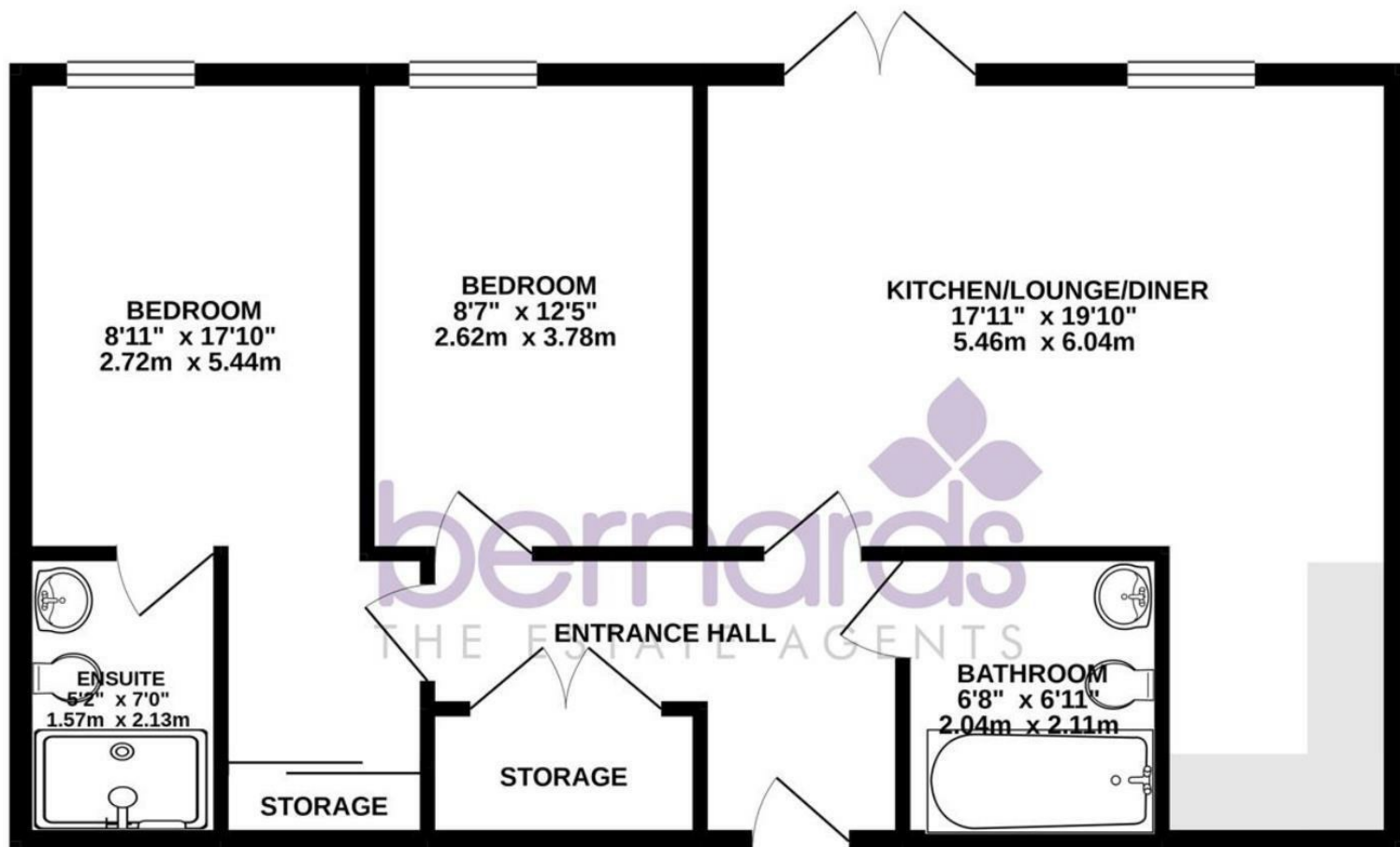
- Holding deposits (a maximum of 1 week's

- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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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