

£1,250 Per Calendar Month

Reginald Road, Southsea PO4 9HN



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ AVAILABLE NOW
- ❖ FIRST FLOOR APARTMENT
- ❖ GREAT SIZE
- ❖ LARGE KITCHEN/ LOUNGE/ DINER
- ❖ ENSUITE TO MASTER BEDROOM
- ❖ PARKING
- ❖ SHORT WALK TO ALBERT ROAD
- ❖ CLOSE TO LOCAL AMENITIES
- CALL TO VIEW

**TWO BEDROOM APARTMENT **

We are delighted to bring to market this generously sized two bedroom apartment, available now with communal parking, tucked away in a popular Southsea location. This apartment has plenty to offer and is an ideal home.

Upon entry you are greeted with a large Kitchen/ Living/ Dining room which can be split into various rooms, an ideal spot for hosting friends and family. The kitchen offers plenty of worktop and unit

space with plenty of space for a dining room table. The room is flooded with natural light providing a bright and airy feel.

Walking through the apartment you have a fully fitted three piece bathroom with shower over bath followed by the two good size bedrooms which are located at the front of the building. The smaller of the two bedrooms is a good size double with the master bedroom being a very large room with an ensuite shower room.

A viewing is highly advised to appreciate the size of the apartment. Call to view.

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





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PROPERTY INFORMATION

Living/ Dining Room

25'9" x 21'1" (7.85 x 6.43)

Bedroom One

14'9" x 14'1" (4.50 x 4.31)

En Suite

6'5" x 5'10" (1.98 x 1.80)

Bedroom Two

10'5" x 10'4" (3.19 x 3.17)

Bathroom

7'7" x 6'10" (2.33 x 2.09)

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 e.g. 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

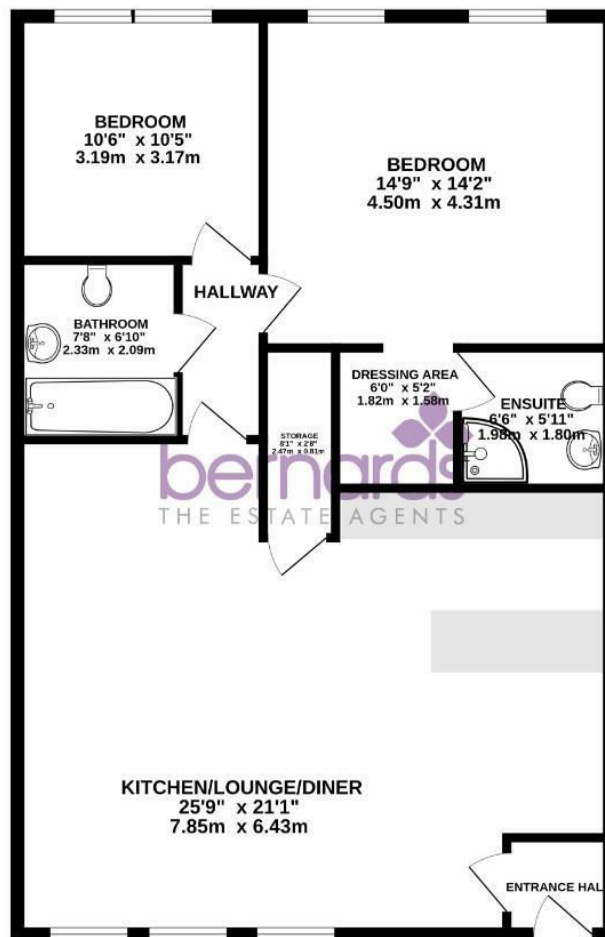
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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	82	83
EU Directive 2002/91/EC		

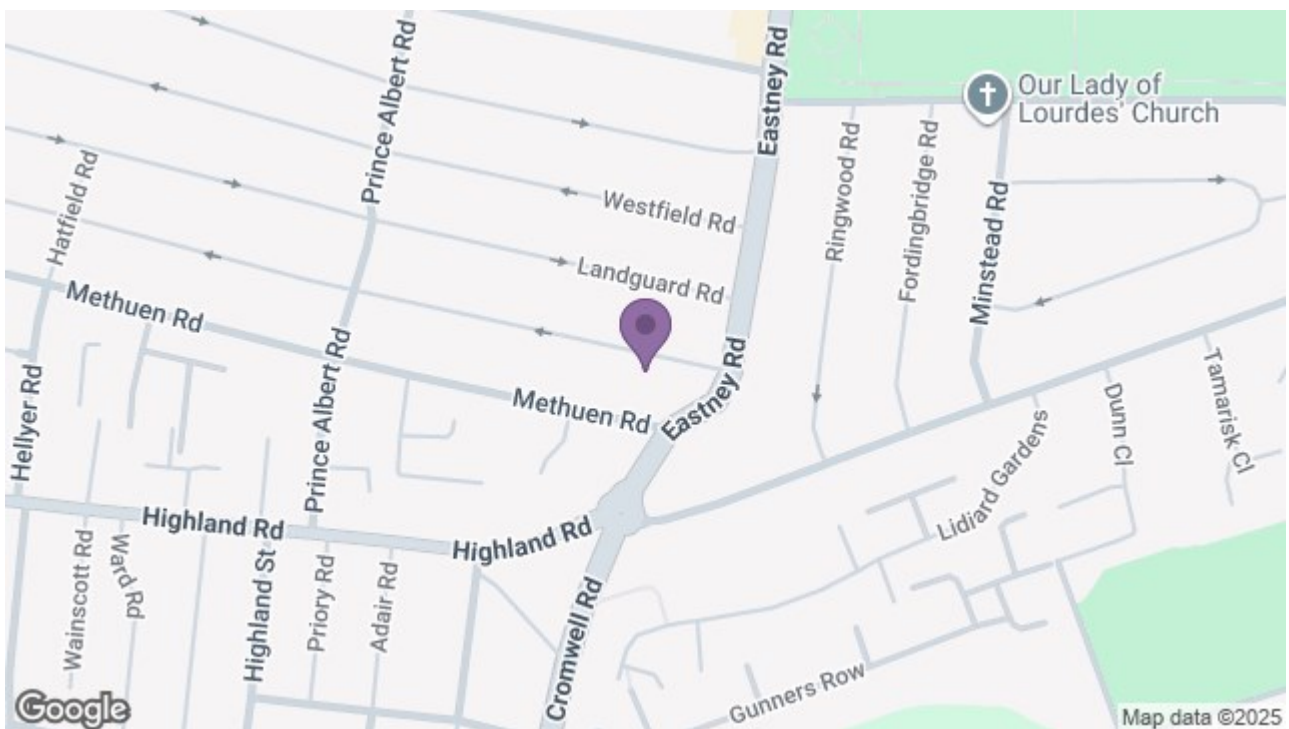


APARTMENT FLOOR
989 sq.ft. (91.9 sq.m.) approx.



TOTAL FLOOR AREA : 989 sq.ft. (91.9 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.
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