

£1,100 Per Calendar Month

7 Osborne Road, Southsea PO5 3LR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ TWO BATHROOMS
- ❖ GAS CENTRAL HEATING BILLS INCLUDED
- ❖ £30.00 PER MONTH EXTRA FOR SUPER FAST WIFI
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ FULLY FURNISHED
- ❖ WHITE GOODS INCLUDED
- ❖ IDEAL FOR PROFESSIONALS OR STUDENTS
- AVAILABLE NOW

We are delighted to bring to the market this two bedroom, two bathroom apartment located in Osborne Road, Southsea. Being in a central Southsea location, this apartment is situated ideally within walking distance of the Seafront, bars, restaurants and shops!

Internally the property is fully furnished. Offering two double bedrooms, both with en suites, and a lounge/kitchen/ diner, this

property is ideally suited for a couple looking for space or two sharers!

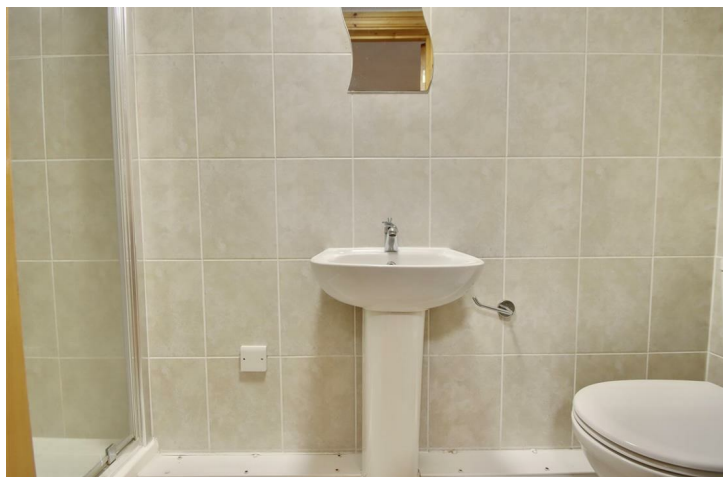
The rent is inclusive of gas central heating bills, Tenant/s must pay all other bills. Super fast Virgin Media wifi can be included for an extra £30.00 per month!

Available immediately, contact us today to arrange to view this lovely apartment!

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







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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.



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



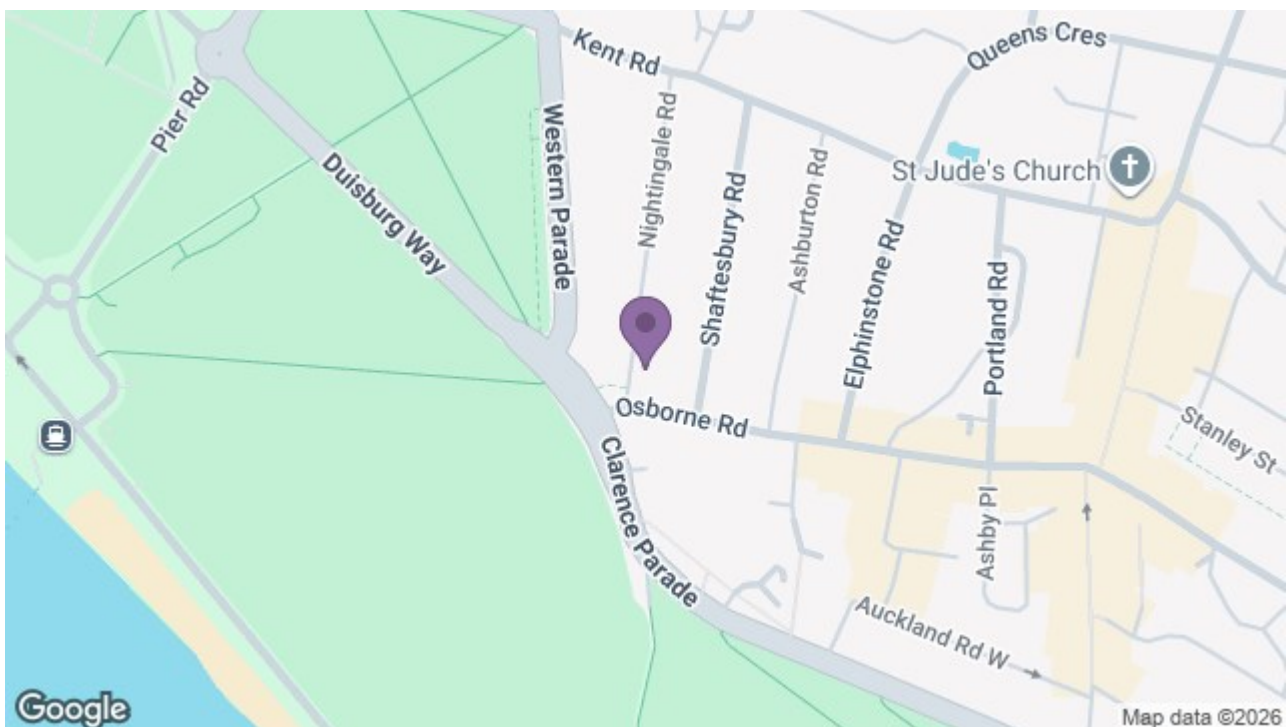


LOWER FLOOR  
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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