

£1,400 Per Calendar Month

Admiralty Road, Portsmouth PO1  
3GW



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ EN-SUITE
- ❖ ALLOCATED PARKING
- ❖ ADMIRALTY QUARTER
- ❖ FULLY FURNISHED
- ❖ MODERN THROUGHOUT
- ❖ AVAILABLE FEBRUARY 2026
- ❖ COUNCIL TAX BAND D

Welcome to this charming two-bedroom flat located in the desirable Admiralty Quarter of Portsmouth. This purpose-built apartment offers a perfect blend of comfort and convenience, making it an ideal apartment!

Internally you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests, floor to ceiling windows overlook the communal gardens. The flat boasts two well-proportioned bedrooms, each designed to offer a peaceful retreat at the end of the day. With two bathrooms, including an en-suite, the property ensures that morning routines are hassle-free and convenient.

The apartment comes fully furnished, allowing you to move in with ease and start enjoying your new home right away. Additionally, the property features an allocated parking space in a private car park, providing you with the added benefit of secure and convenient parking.

Situated in the Admiralty Quarter, this flat is ideally located close to local amenities, transport links, and the vibrant waterfront, making it a perfect base for exploring all that Portsmouth has to offer. Whether you are looking for a modern lifestyle or a tranquil retreat, this two-bedroom apartment is sure to meet your needs. Do not miss the opportunity to make this delightful property your new home.

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

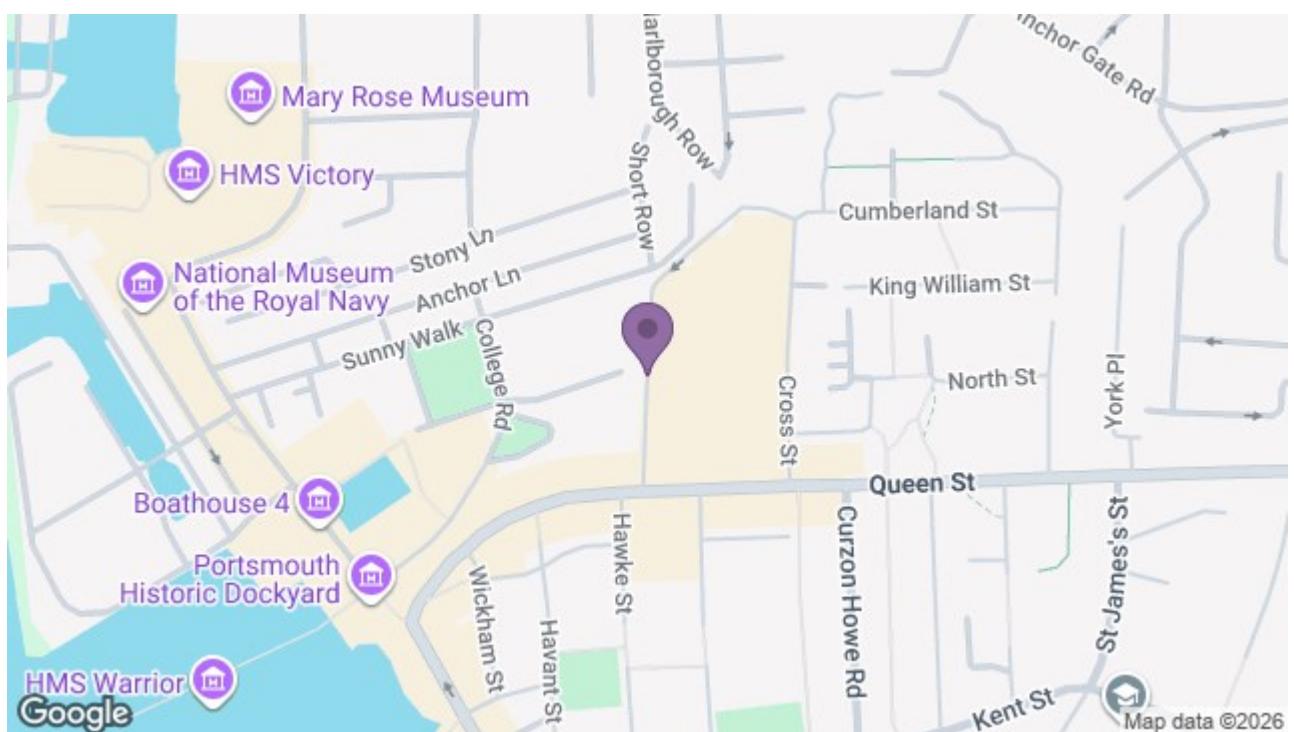
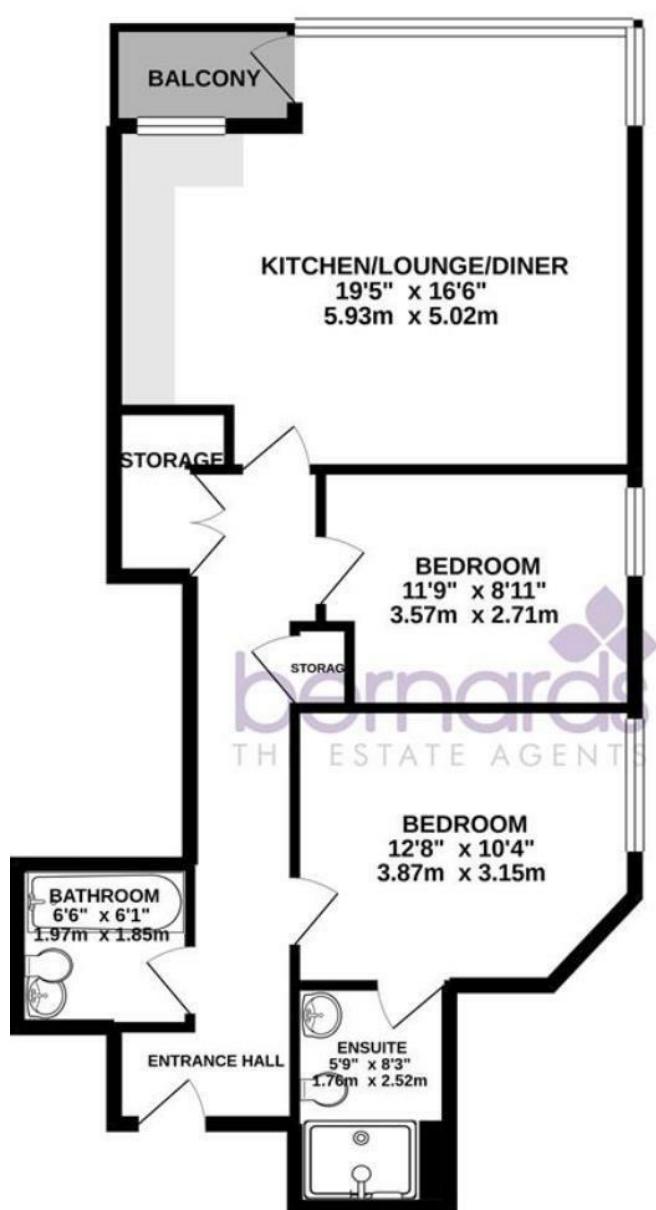
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- 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		
(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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