

£1,200 Per Calendar Month

St. Thomas's Street, Portsmouth PO1
2EZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM MEWS HOUSE
- ❖ ALL BILLS INCLUDED
- ❖ LAUNDRY AREA
- ❖ WHITE GOODS
- ❖ FULLY FURNISHED
- ❖ AVAILABLE NOW
- ❖ OLD PORTSMOUTH LOCATION
- ❖ VIEWS OF THE SPINNAKER TOWER
- ❖ SPLIT OVER TWO FLOORS
- ❖ FINISHED TO A HIGH STANDARD

**** ALL BILLS INCLUDED ****

Nestled in the charming St. Thomas's Street in Portsmouth, this delightful one-bedroom mews house offers a perfect blend of modern living and comfort. This property is thoughtfully designed over two floors, providing ample space for both relaxation and functionality.

Upon entering, you are greeted by a well-appointed kitchen, complete with essential white goods, making it ideal for those who enjoy cooking. There is a separate laundry area, ensuring that household chores are convenient.

Ascend to the upper floor, where you will find a spacious bedroom and a welcoming lounge area. This layout not only maximises the use of space but also creates a cosy atmosphere, perfect for

unwinding after a long day. The modern finish throughout the property adds a touch of elegance, making it a stylish retreat in the heart of the city.

One of the standout features of this mews house is that all bills are included within the rent, providing peace of mind and simplifying your monthly budgeting.

This property is an excellent choice for individuals or couples seeking a contemporary home in a vibrant location. With its thoughtful design and convenient amenities, this mews house is sure to impress. Don't miss the opportunity to make this charming residence your own.

please note, this property does not have any parking available with the rental

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





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PROPERTY INFORMATION

COUNCIL TAX INCLUDED IN RENT

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.

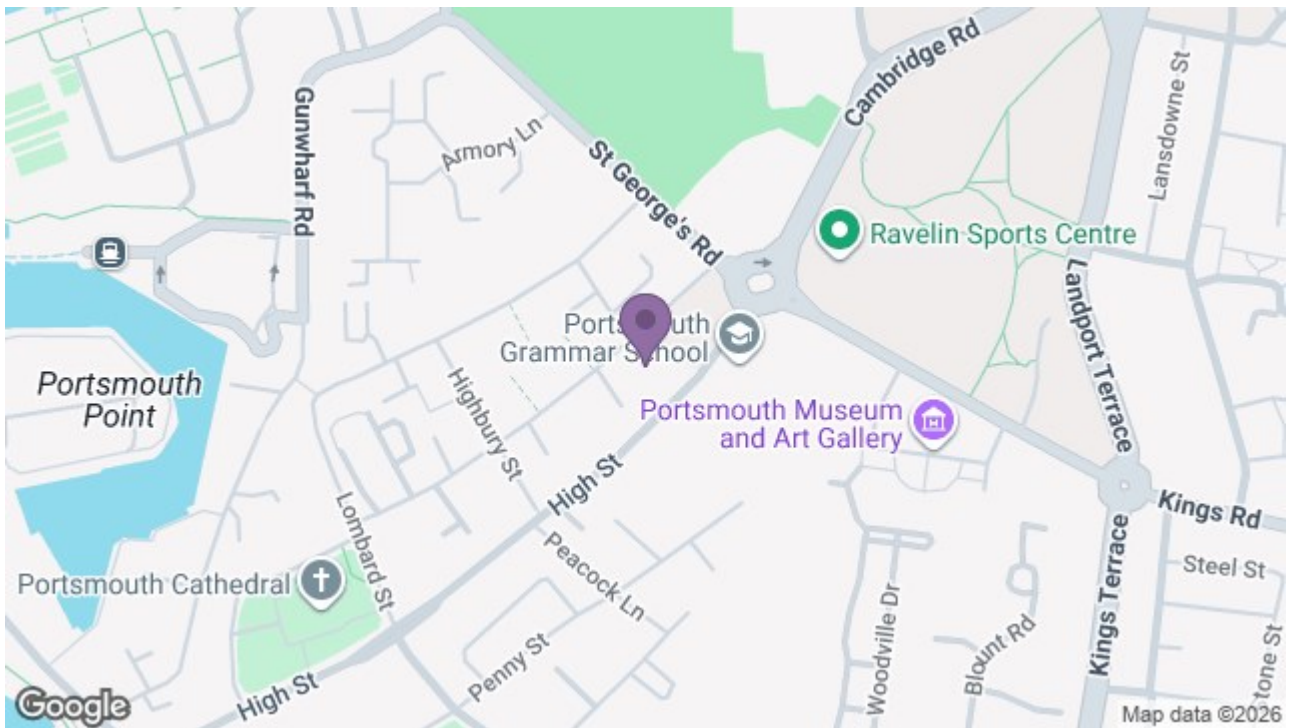
Right to Rent

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	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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