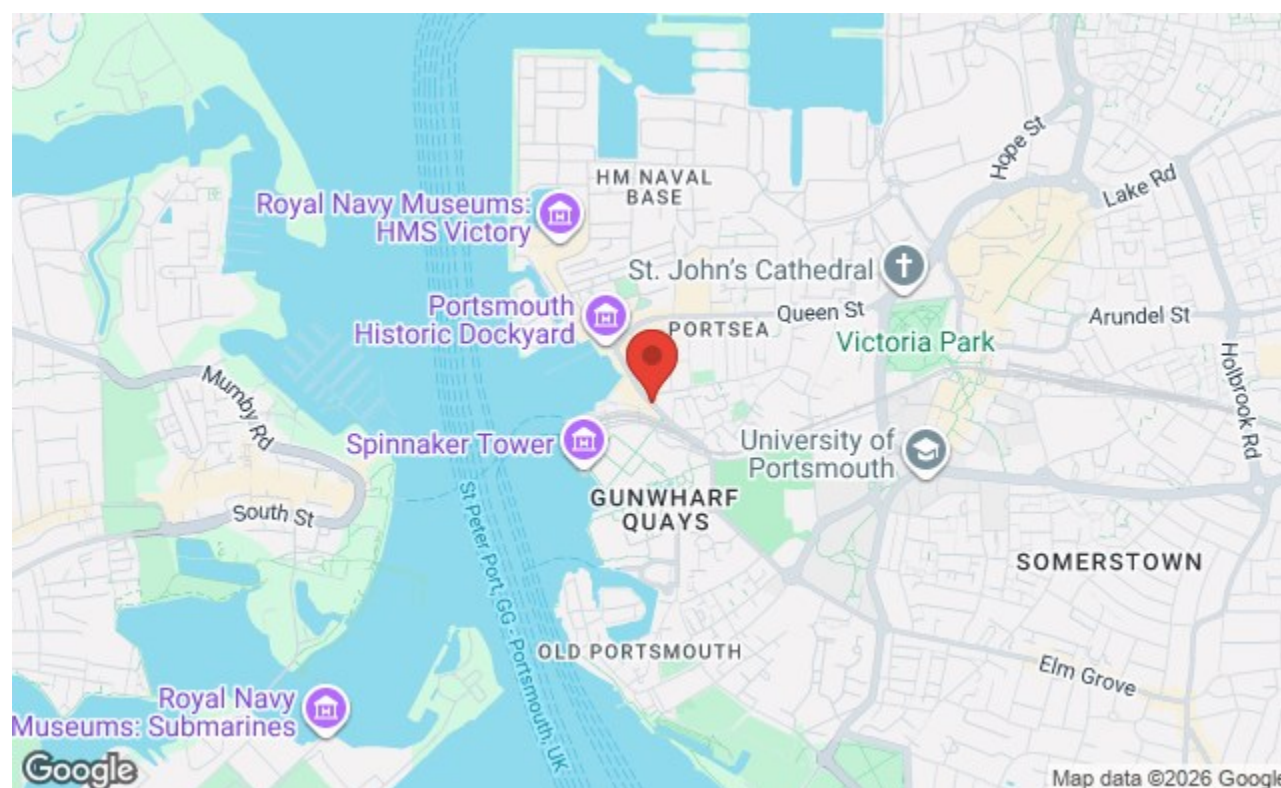




£1,100 PCM

Brunel House, Portsmouth PO1 3JR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE FROM LATE AUGUST
- ❖ ONE BEDROOM APARTMENT
- ❖ 7TH FLOOR
- ❖ CITY FACING
- ❖ FURNISHED
- ❖ WHITE GOODS - DISHWASHER, WASHER/DRYER AND FRIDGE FREEZER
- ❖ SPACIOUS LOUNGE KITCHEN DINER
- ❖ BRIGHT & AIRY SPACE

Nestled in the vibrant area of The Hard, Portsmouth, this one-bedroom flat offers a splendid opportunity for those seeking a modern urban lifestyle. Situated on the sixth floor, the apartment boasts impressive city views that are sure to captivate any resident.

The living space includes a well-proportioned reception room, perfect for relaxation or entertaining guests. The bedroom is thoughtfully designed with fitted wardrobes, providing ample storage while maintaining a sleek aesthetic. The bathroom is conveniently located, ensuring comfort and privacy.

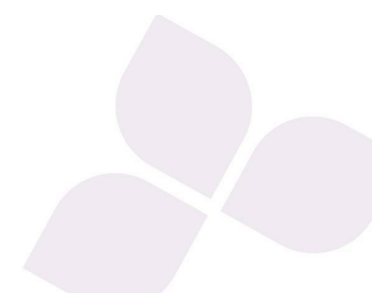
The property comes equipped with essential white goods, including a washer dryer and a dishwasher, making daily chores a breeze. Its prime location adjacent to Gunwharf Quays means that residents will have easy access to a variety of shops, restaurants, and leisure

facilities, enhancing the overall living experience.

Additionally, the flat is well-served by public transport, with bus services readily available, ensuring that commuting and exploring the wider area is both convenient and efficient. This apartment will be available from July, presenting an excellent opportunity for those looking to settle in a dynamic part of Portsmouth.

In summary, this one-bedroom flat combines modern living with stunning views and a prime location, making it an ideal choice for individuals or couples seeking a stylish home in the heart of the city.

PHOTOS SHOWN ARE NOT OF THE EXACT FLAT, BUT OF A SIMILAR UNIT TYPE, THEREFORE VIEWING IS HIGHLY RECOMMENDED



Call today to arrange a viewing
02392728099
www.bernardsestates.co.uk

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) A		
(81-91) B		
(69-80) C	71	71
(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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