£975 Per Month

Shearer Road, Portsmouth PO1 5LS



HIGHLIGHTS

- TWO BEDROOM FLAT
- DOUBLE BEDROOMS
- SPACIOUS LAYOUT
- NEUTRAL DECOR
- AVAILABLE MID NOVEMBER
- CENTRAL LOCATION
- FIRST FLOOR APARTMENT
- CALL NOW 02392 728 090
- OPEN PLAN KITCHEN / LIVING
- CLOSE TO LOCAL AMENITIES

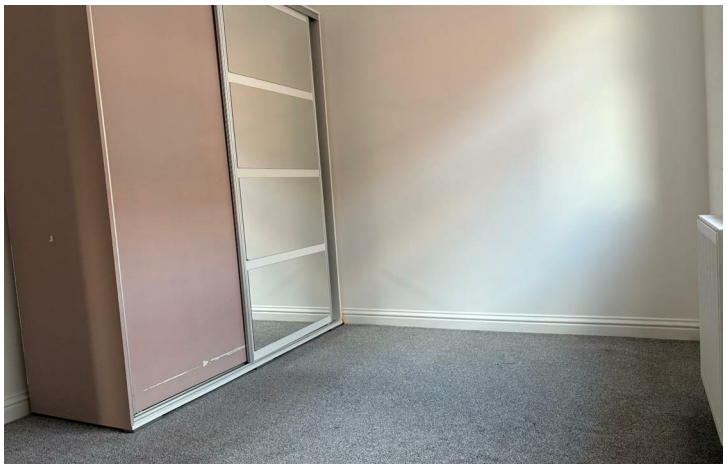
Situated on Shearer Road in the city of Portsmouth, this charming two-bedroom flat offers a delightful living experience. The property features a spacious living room, perfect for relaxation and entertaining guests. Both bedrooms are generously sized doubles, providing ample space for comfort and privacy.

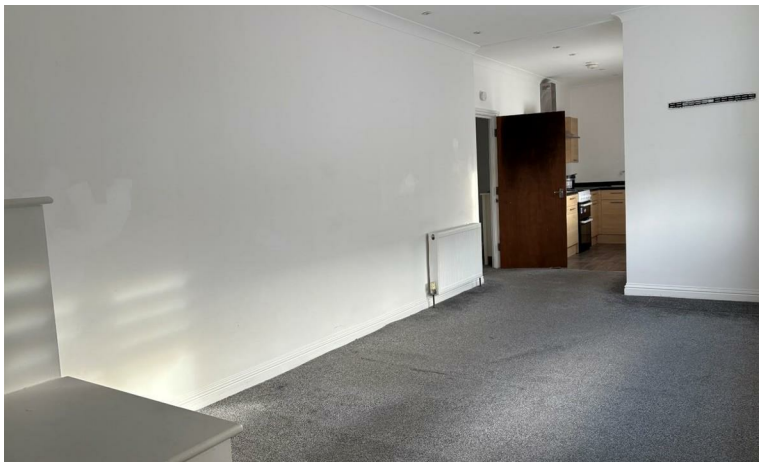
The flat boasts neutral decor throughout, allowing for a versatile canvas that can easily adapt to your personal style. This well-maintained home is ideal for those seeking a blend of modern living and classic charm.

Conveniently located, the property is set to be available from mid-November, making it an excellent opportunity for anyone looking to settle into a new home before the festive season. This flat on Shearer Road is sure to impress with its inviting atmosphere and practical layout. Don't miss the chance to make this lovely property your own.

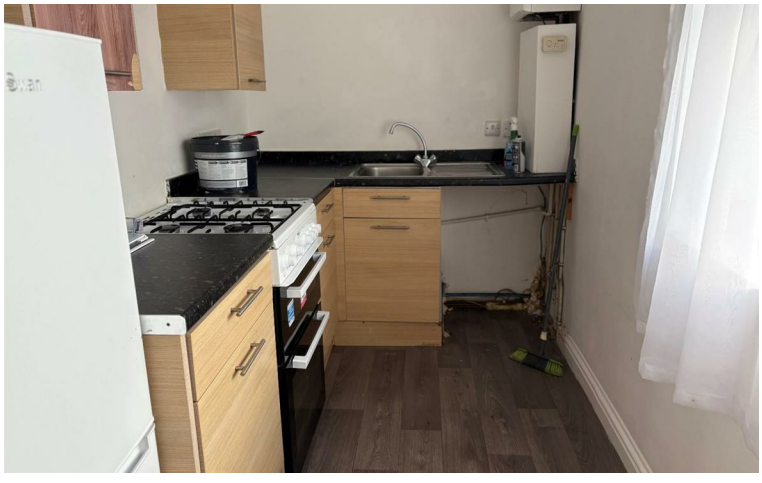
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PROPERTY INFORMATION

Right to Rent Checks

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.

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

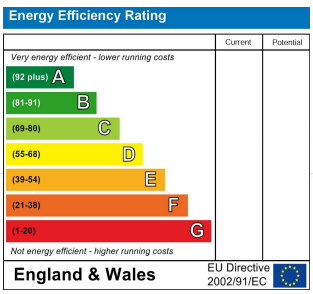
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· 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.

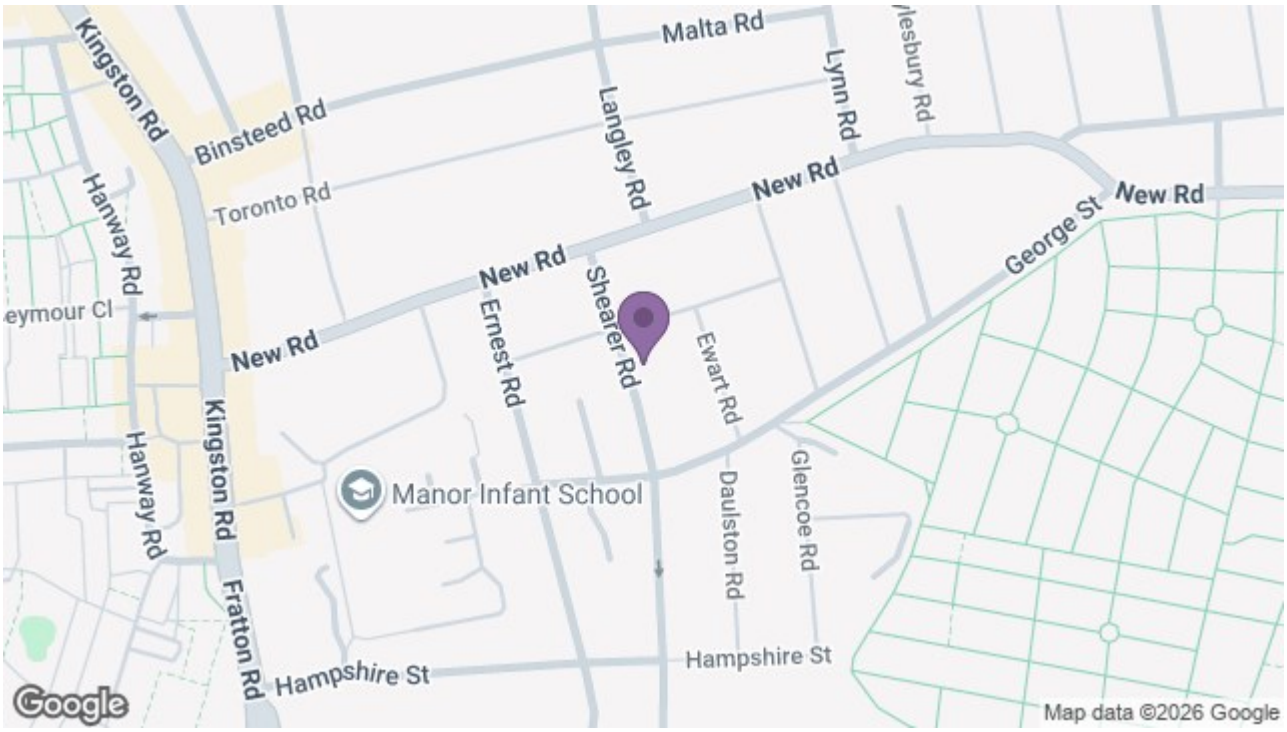








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