£1,200 Per Month

Outram Road, Southsea PO5 1QU

bernards
THE ESTATE AGENTS

2 1 1




## HIGHLIGHTS

- NEWLY RENOVATED
- STUNNING INTERIOR
- TWO BEDROOM APARTMENT
- BRAND NEW
- MODERN KITCHEN & BATHROOM
- CENTRAL SOUTHSEA LOCATION
- AVAILABLE NOW
- TOP FLOOR APARTMENT
- IMMACULATE CONDITION
- CALL NOW 02392 728 090

Nestled in the vibrant heart of Southsea, this stunning newly renovated top floor apartment offers a perfect blend of modern living and classic charm. With two well-proportioned bedrooms, this flat is ideal for couples, small families, or those seeking a stylish retreat by the sea.

As you enter, you are greeted by a bright and airy reception room that serves as the perfect space for relaxation or entertaining guests. The apartment has been thoughtfully designed with modern aesthetics in mind, ensuring that every corner reflects contemporary elegance. The stylish kitchen is a true highlight, equipped with high-quality fixtures and fittings, making it a delightful space for culinary enthusiasts.

Located on Outram Road, this property places you right in the midst of Southsea's vibrant community, with an array of shops, cafes, and local attractions just a stone's throw away.

This top floor apartment is not just a home; it is a lifestyle choice, offering modern comforts in a sought-after area. Don't miss your chance to make this exquisite flat your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk











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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:

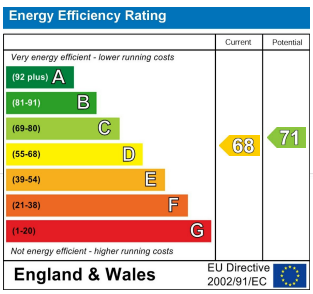
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.





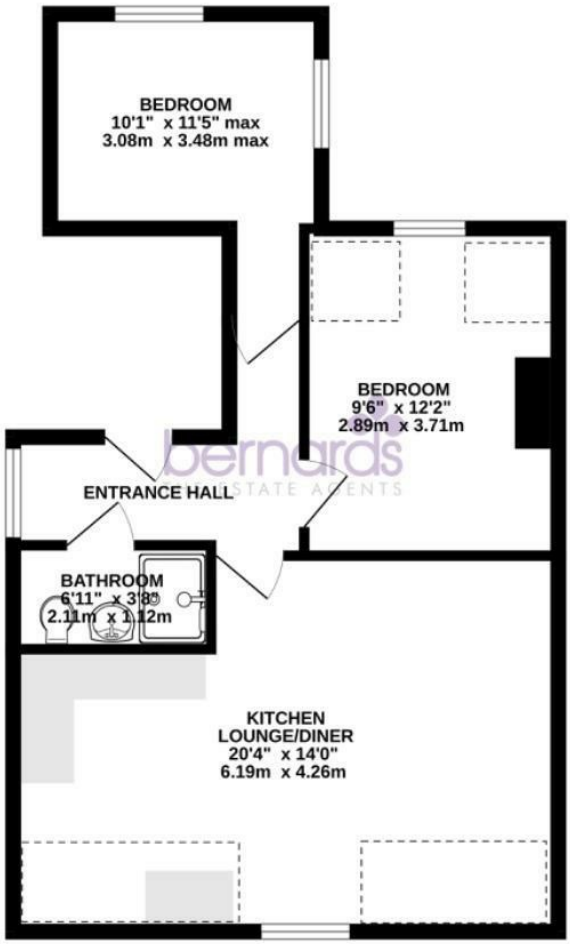






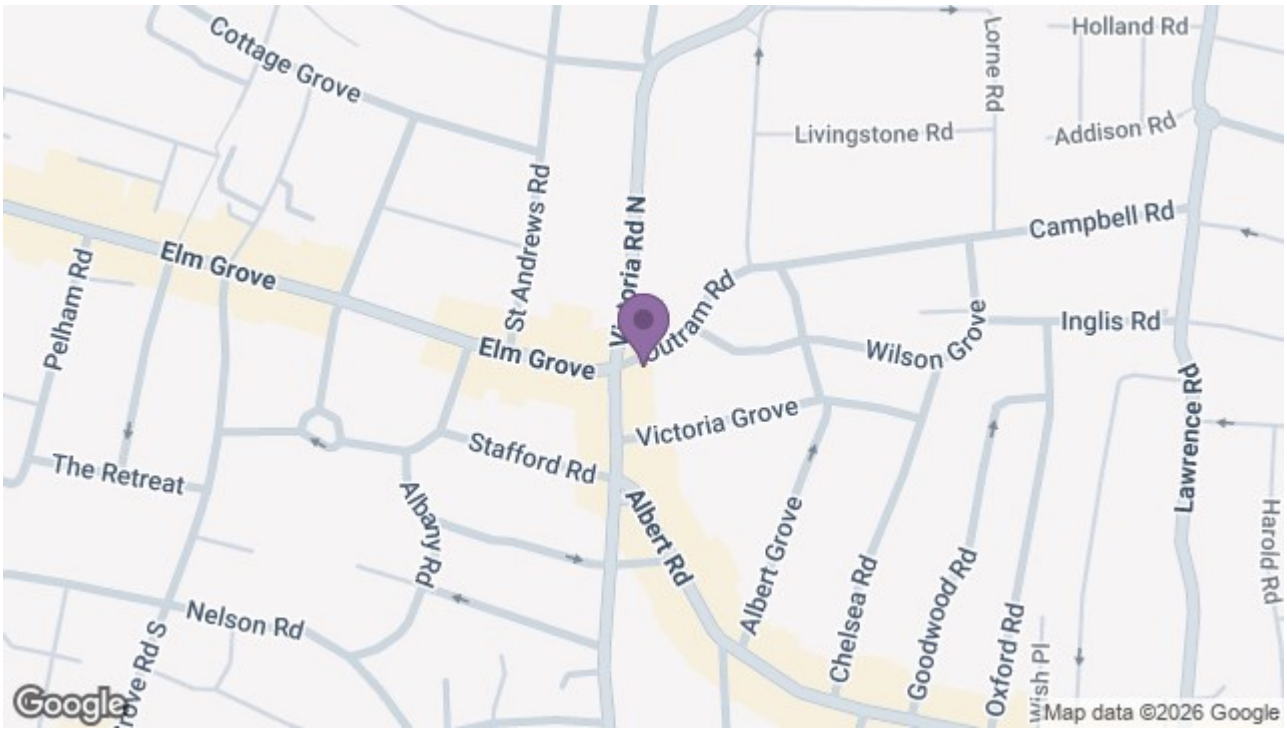

Scan here to see all our properties for sale and rent

2ND FLOOR
545 sq.ft. (50.6 sq.m.) approx.




TOTAL FLOOR AREA : 545 sq.ft. (50.6 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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