

£1,250 Per Calendar Month

1 Lennox Road South, Southsea PO5
2HS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ALLOCATED PARKING
- ❖ AVAILABLE LATE SEPTEMBER
- ❖ CENTRAL SOUTHSEA
- ❖ TOP FLOOR APARTMENT
- ❖ IDEAL FOR PROFESSIONAL PERSON OR COUPLE
- ❖ CLOSE TO SEAFRONT
- ❖ SECURE ENTRY
- ❖ INVESTMENT OPPORTUNITY
- ❖ CLOSE TO SHOPS AND BARS
- WELL PRESENTED

** OFF ROAD PARKING **

This wonderful top floor apartment, located a short walk from Southsea seafront and Palmerston Road, comes with an allocated parking space.

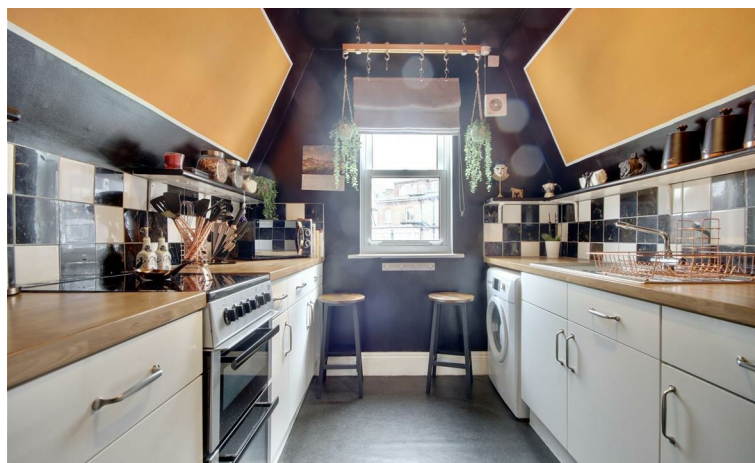
The large lounge is flooded with natural light from the south facing, sash style windows. A modern fitted kitchen offers

ample work and cupboard space. Moving through, the property has two well proportioned bedrooms and a modern three piece bathroom.

Presenting an ideal home for anyone looking to live in the heart of Southsea. Viewing is highly recommended.

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





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PROPERTY INFORMATION

LOUNGE

14'0" x 15'9" (4.27 x 4.82)

BEDROOM ONE

10'7" x 10'2" (3.23 x 3.10)

BEDROOM TWO

12'0" x 7'4" (3.66 x 2.24)

KITCHEN

8'0" x 9'5" (2.44 x 2.89)

BATHROOM

12'0" x 7'4" (3.66 x 2.24)

Council Tax Band C

Portsmouth City Council:
£1137.00 Police & Crime
Commissioner: £147.08
Combined Fire Authority:
£56.75 Total: £1340.83

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.

Right to Rent

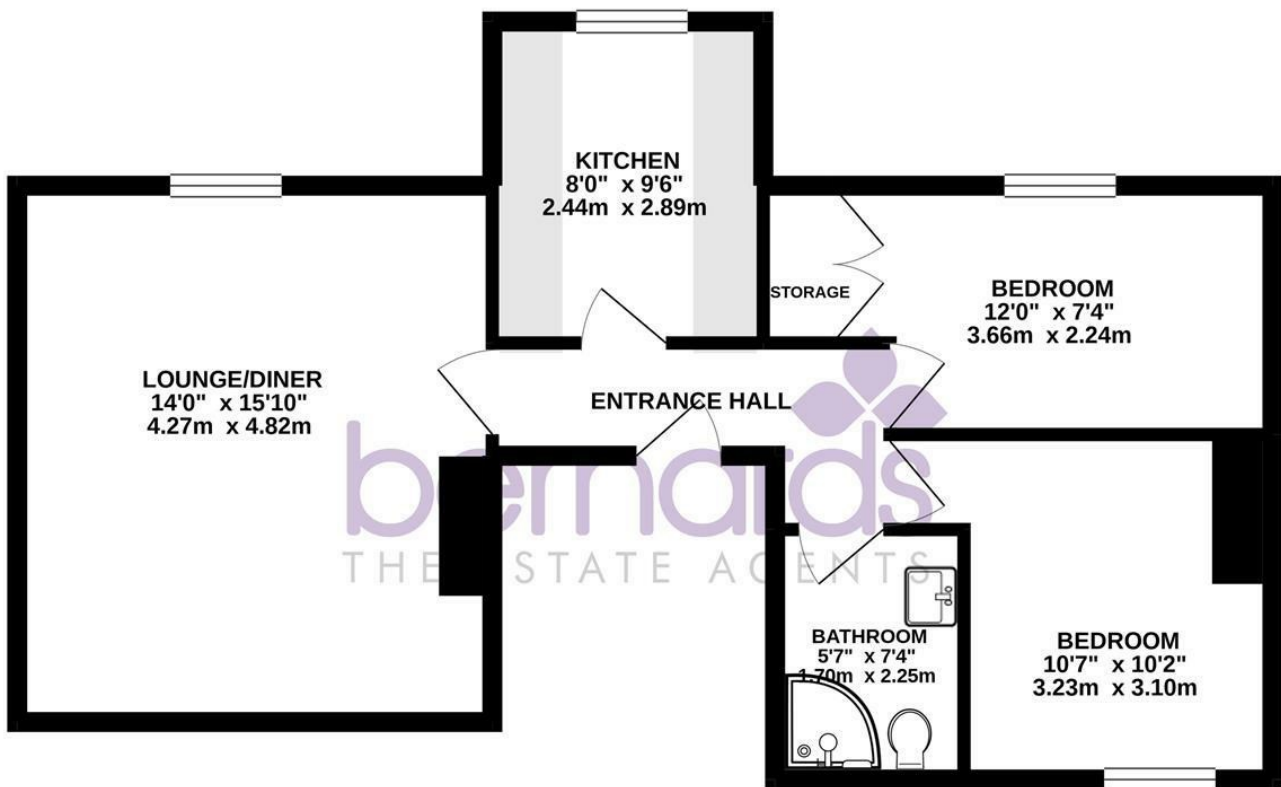
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	54	72
EU Directive 2002/91/EC		
England & Wales		

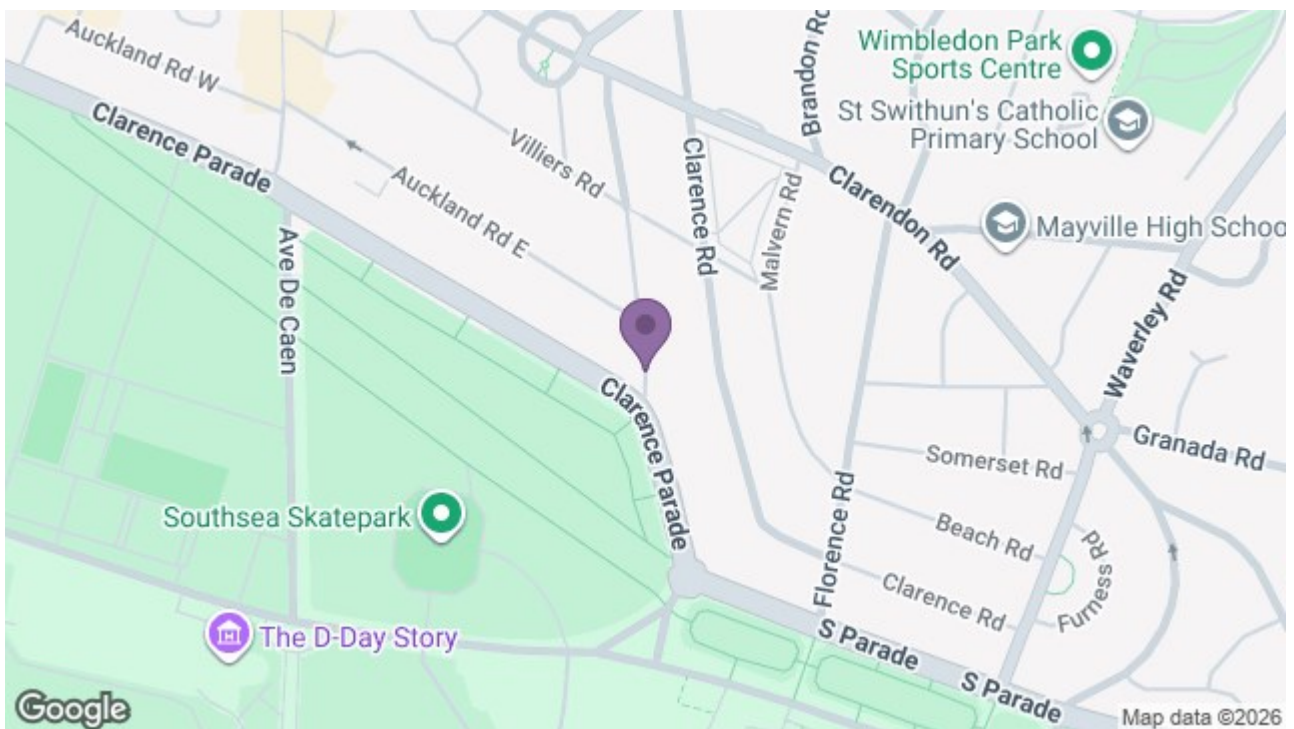


TOP FLOOR
572 sq.ft. (53.1 sq.m.) approx.



TOTAL FLOOR AREA : 572 sq.ft. (53.1 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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