

£1,100 PCM

61 Festing Road, Southsea PO4  
0NQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ MODERN KITCHEN WITH WHITE GOODS
- ❖ MODERN FITTED BATHROOM
- ❖ CENTRAL SOUTHSEA
- ❖ FURNISHED
- ❖ GAS CENTRAL HEATING
- ❖ NEWLY DECORATED THROUGHOUT
- ❖ AVAILABLE NOW
- ❖ DOUBLE GLAZED
- ❖ SHORT DISTANCE FROM CANOE LAKE

### \*\*TWO BEDROOM APARTMENT IN CENTRAL SOUTHSEA\*\*

This two bedroom apartment, situated a short walk from Canoe Lake is a must view!

Featuring fresh decoration throughout and a spacious feel, this would make an ideal property for a couple or two, professional sharers! Upon

entrance to the property you will find a spacious lounge/ dining area equipped with new sofa and dining table and chairs. There are two double bedrooms, modern kitchen with white goods and a fully tiled, modern bathroom suite.

Available now and offered furnished, call now to schedule a viewing!

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)







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# 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.

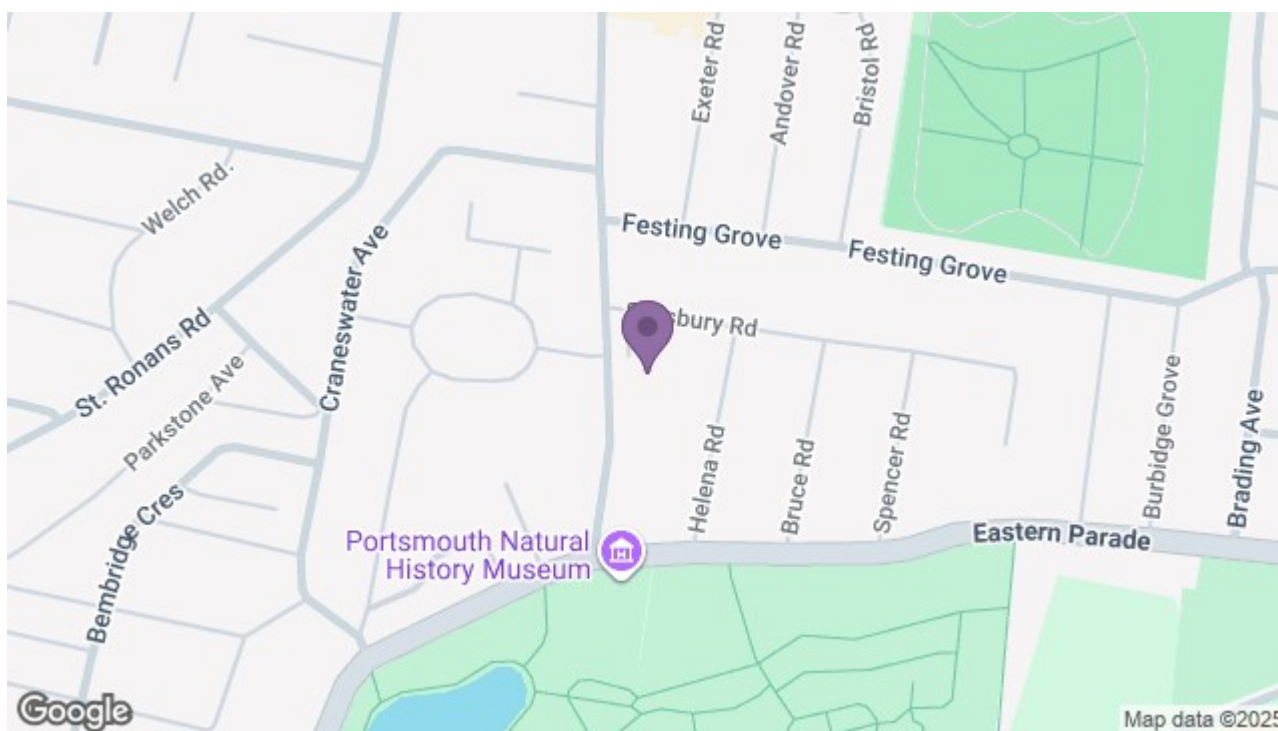
## Removal Quotes

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.

## Council Tax Band B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	66	74
(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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