

£1,100 Per Calendar Month

57-59 Festing Road, Southsea PO4
0NQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ TWO DOUBLE BEDROOMS
- ◆ ONE BATHROOM
- ◆ TOP FLOOR FLAT
- ◆ LOVELY ROOF TERRACE WITH GREAT VIEWS
- ◆ FULLY FURNISHED
- ◆ WHITE GOODS INCLUDED FRIDGE FREEZER & WASHING MACHINE
- ◆ AVAILABLE IMMEDIATELY
- ◆ GREAT SOUTHSEA LOCATION
- ◆ WITHIN WALKING DISTANCE OF AMENITIES
- ◆ SHORT WALK TO THE SEAFRONT

Nestled in the heart of Southsea, this charming top floor flat at Festing Road offers a delightful living experience. With two well-proportioned bedrooms and a bathroom, this property is perfect for individuals or couples seeking a comfortable home.

The open plan living and kitchen area is designed for both relaxation and entertaining, providing an environment that is fully furnished for your convenience. Natural light floods the space, creating a warm and inviting atmosphere.

One of the standout features of this flat is the lovely roof terrace, which boasts stunning views over Southsea. It is an ideal spot for enjoying a morning coffee or unwinding after a long day, making the most of the beautiful surroundings.

Located in a great area of Southsea, you will find yourself within easy reach of local amenities, parks, and the vibrant seafront. This property is available now, making it a fantastic opportunity for those looking to settle in a desirable location.

Do not miss the chance to make this lovely flat your new home.

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





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PROPERTY INFORMATION

Council Tax Band

A

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

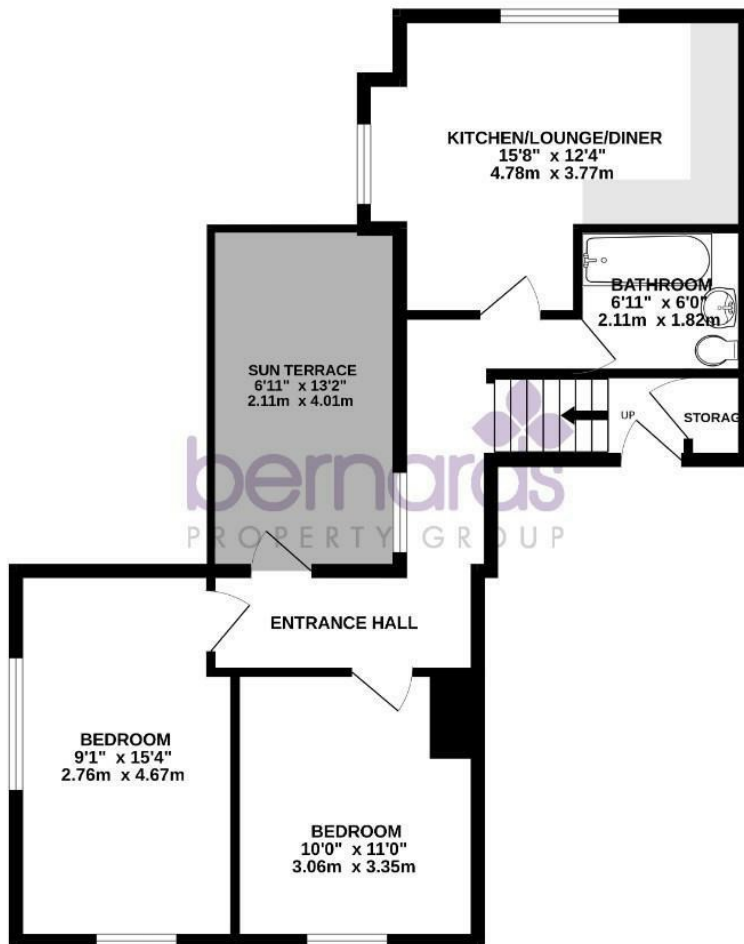
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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			
England & Wales		EU Directive 2002/91/EC	

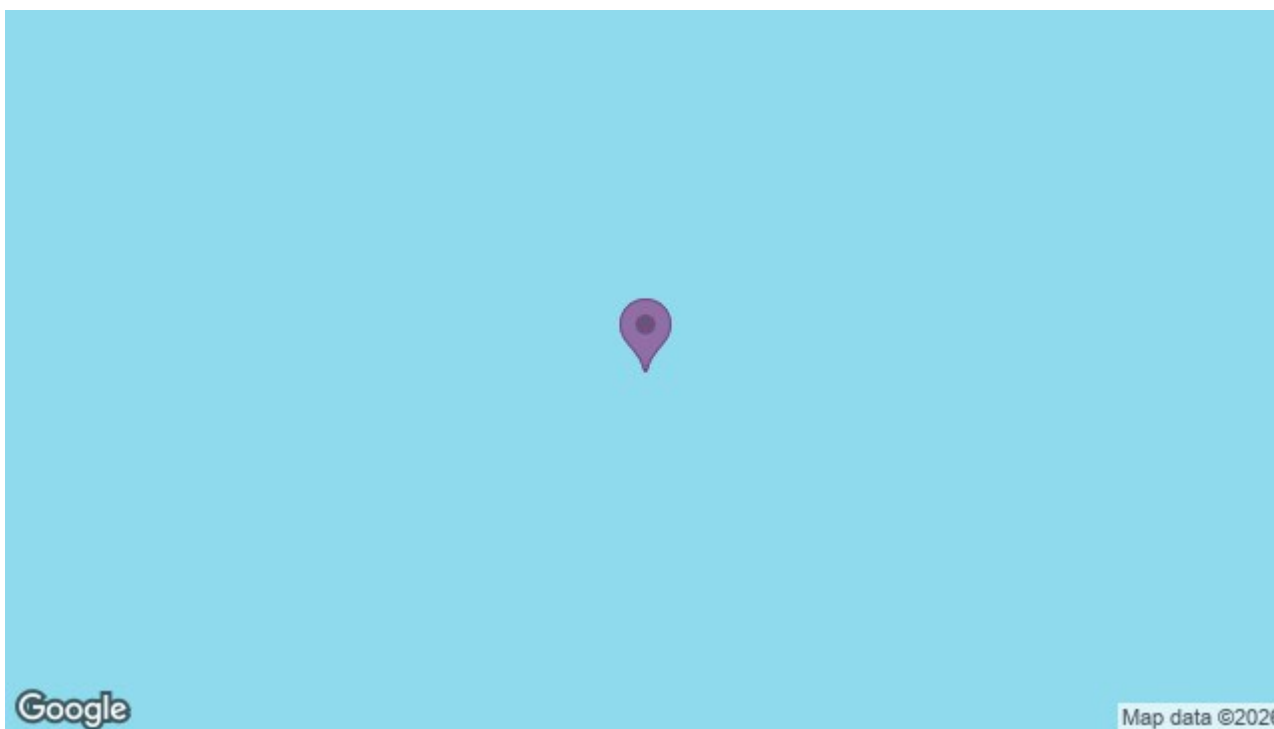


TOP FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 575 sq.ft. (53.4 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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