

£1,400 Per Calendar Month

Stubbington Avenue, Portsmouth
PO2 0BF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ PURPOSE BUILT BLOCK
- ❖ NEW BUILD APARTMENT
- ❖ HIGH SPECIFICATION
- ❖ TWO DOUBLE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ STUNNING CONDITION
- ❖ OPEN PLAN KITCHEN / LIVING
- ❖ CLOSE TO LOCAL SHOPS
- ❖ UNFURNISHED
- ❖ AVAILABLE OCTOBER

We are delighted to present this spacious second-floor, two-bedroom apartment located in a beautifully constructed block on Stubbington Avenue, Portsmouth. This property offers generously sized rooms and a thoughtfully designed layout.

Inside, you'll find a bright and airy open-plan kitchen, living, and dining area featuring a modern kitchen finished to a high standard.

The apartment boasts two comfortable double bedrooms and a large bathroom, providing plenty of space for relaxation and comfort.

Externally, the property benefits from off-road parking, adding convenience to your everyday living.

Offered unfurnished and available from October. Don't miss out – call now to arrange a viewing!

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





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PROPERTY INFORMATION

COMMUNAL ENTRANCE

APARTMENT ENTRANCE HALL

BATHROOM

10'9" x 8'3" (3.30 x 2.53)

KITCHEN/LOUNGE/DINER

19'2" x 14'3" (5.85 x 4.35)

BEDROOM ONE

14'7" x 10'7" (4.46 x 3.24)

BEDROOM TWO

10'9" x 9'3" (3.28 x 2.84)

Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : B – £1,540.59

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

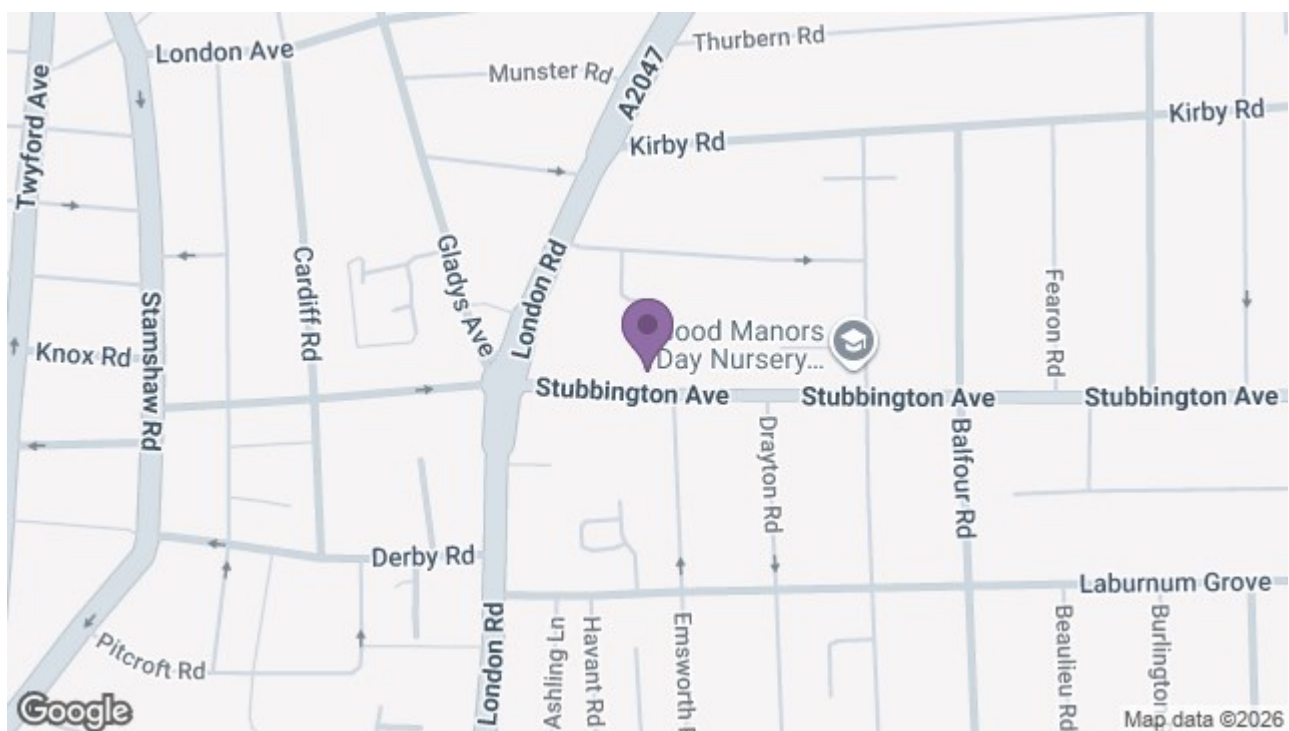
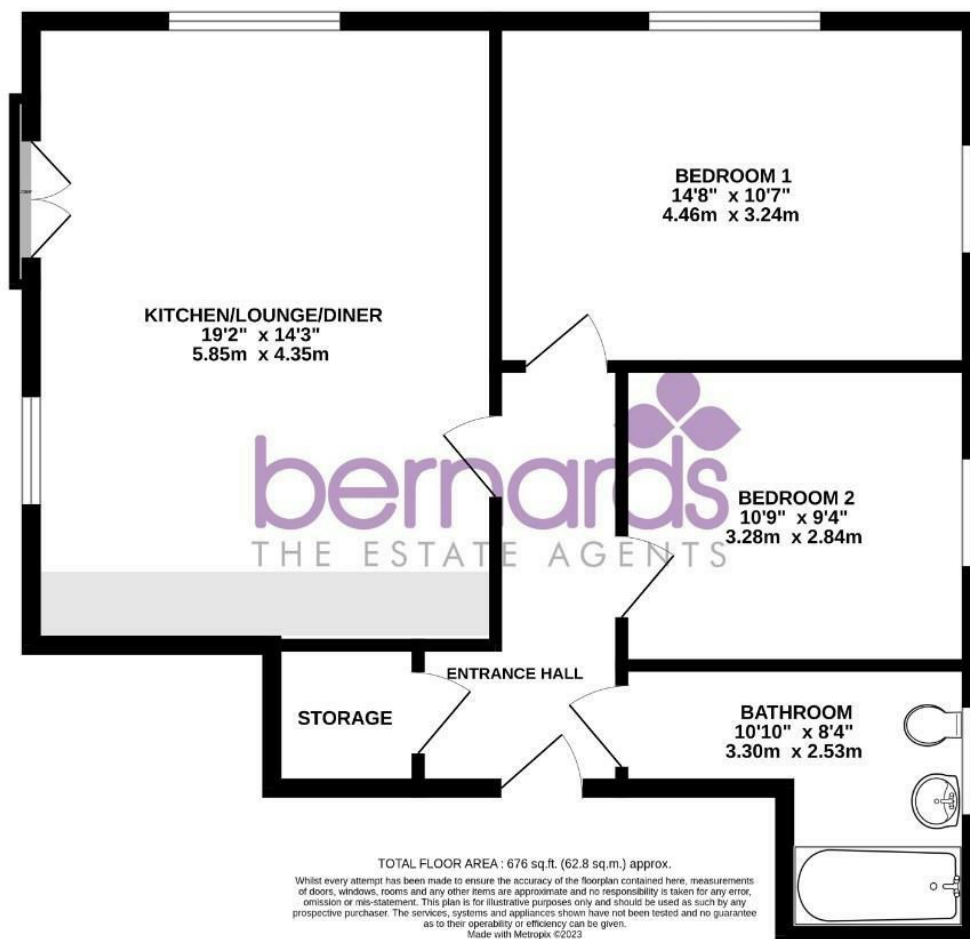
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



2ND FLOOR
676 sq.ft. (62.8 sq.m.) approx.



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t: 02392 728090

