

£1,150 Per Month

Clarendon Road, Southsea PO4 0SD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- NEWLY REFURBISHED
- WHITE GOODS INCLUDED
- DISHWASHER
- SPACIOUS & BRIGHT LOUNGE
- BRAND NEW KITCHEN & BATHROOM
- CENTRAL SOUTHSEA LOCATION
- 1ST FLOOR
- AVAILABLE NOW
- SHORT WALK TO BEACH
- CLOSE TO AMENITIES & LOCAL TRANSPORT ROUTES

A beautifully presented and generously proportioned two-bedroom apartment, ideally positioned in the heart of Southsea within easy reach of an excellent selection of shops, cafés, restaurants and transport links.

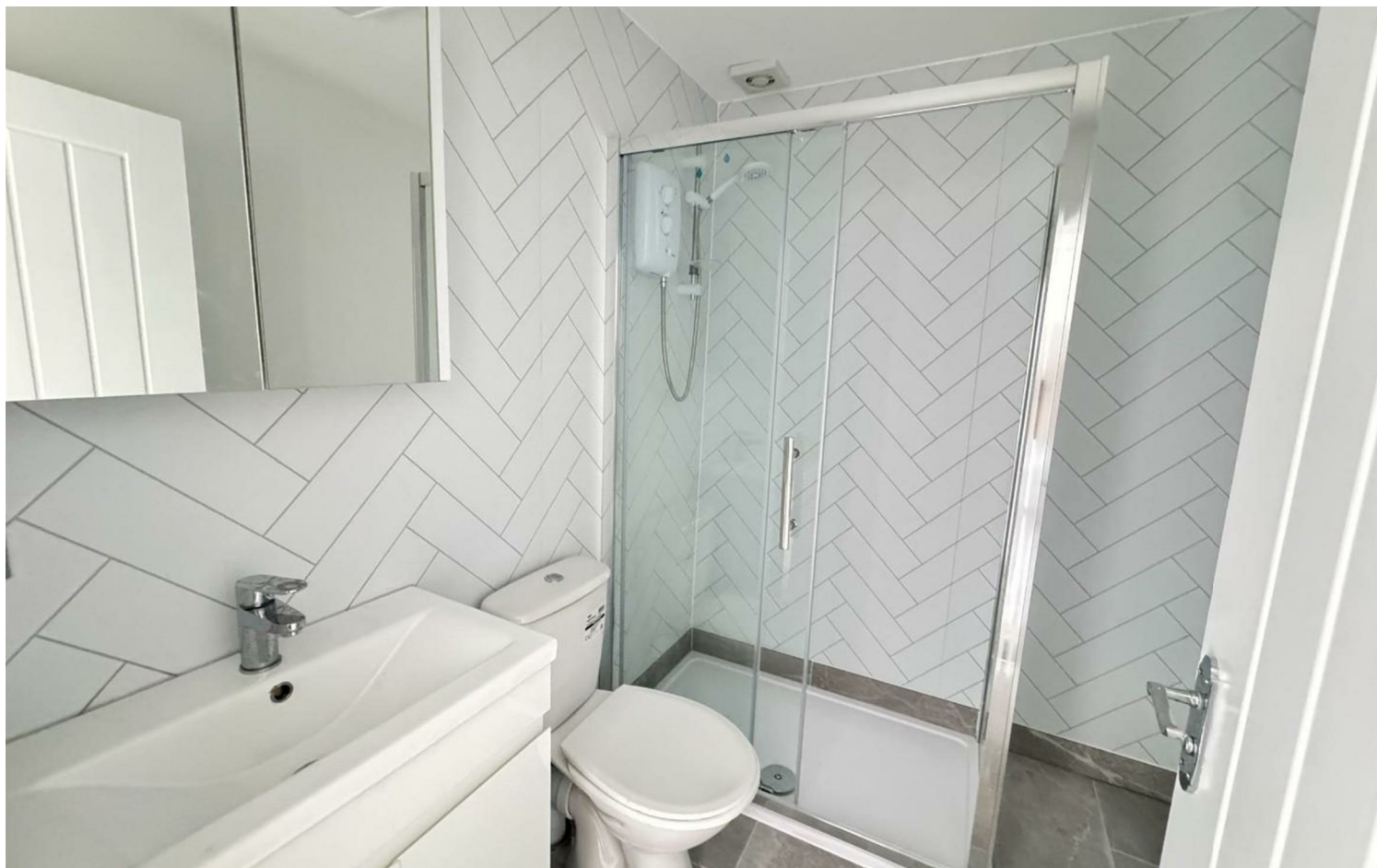
Recently redecorated throughout, the accommodation offers a bright and contemporary finish with fresh neutral décor and new grey carpeting. The standout feature is the exceptionally spacious living room, enhanced by an attractive curved frontage and multiple windows allowing plenty of natural light.

The modern fitted kitchen provides ample cupboard and worktop space and includes an integrated oven, electric hob and extractor hood, along with fridge freezer, dishwasher & washing machine. There are two well-proportioned bedrooms, while the stylish shower room features modern herringbone tiling, a vanity unit and a large enclosed shower.

Offering excellent space in a highly convenient Southsea location, this impressive apartment would make a fantastic home for a professional couple, sharers or a small family. Early viewing is highly recommended.

Call today to arrange a viewing
02392 864 974
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.

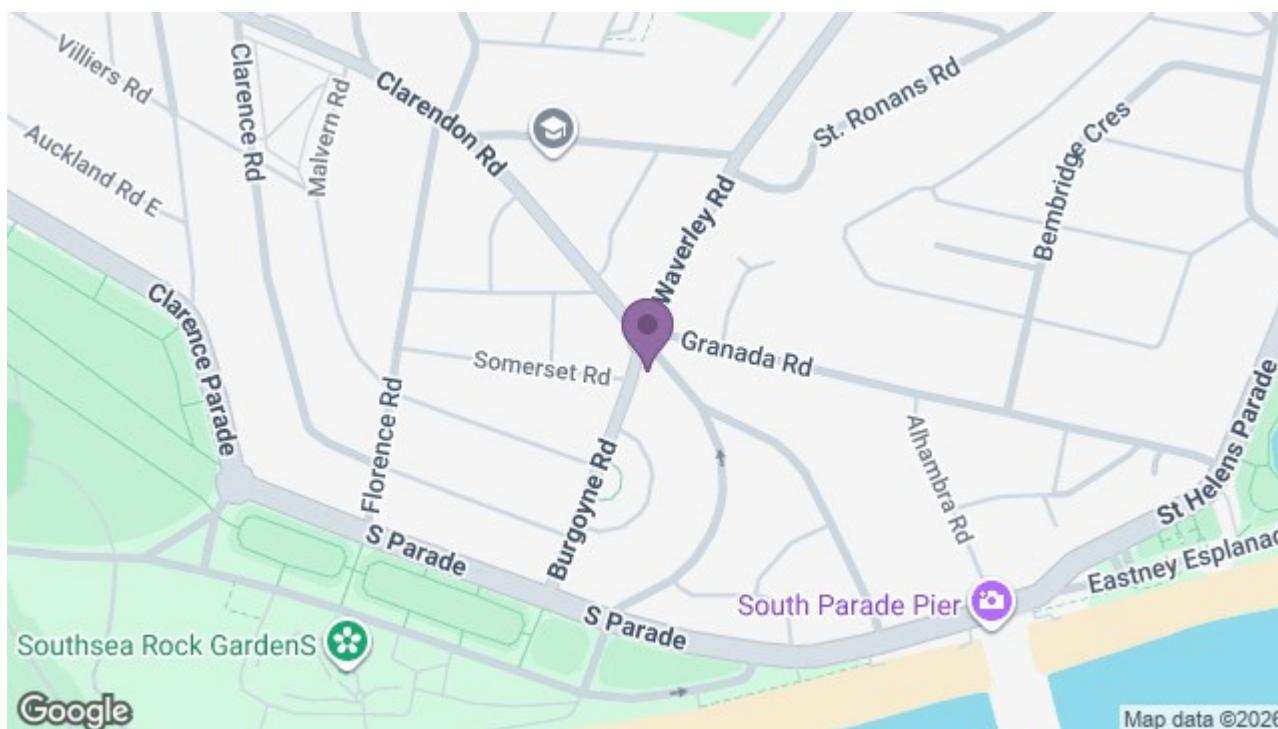
Right to Rent

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.



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		





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