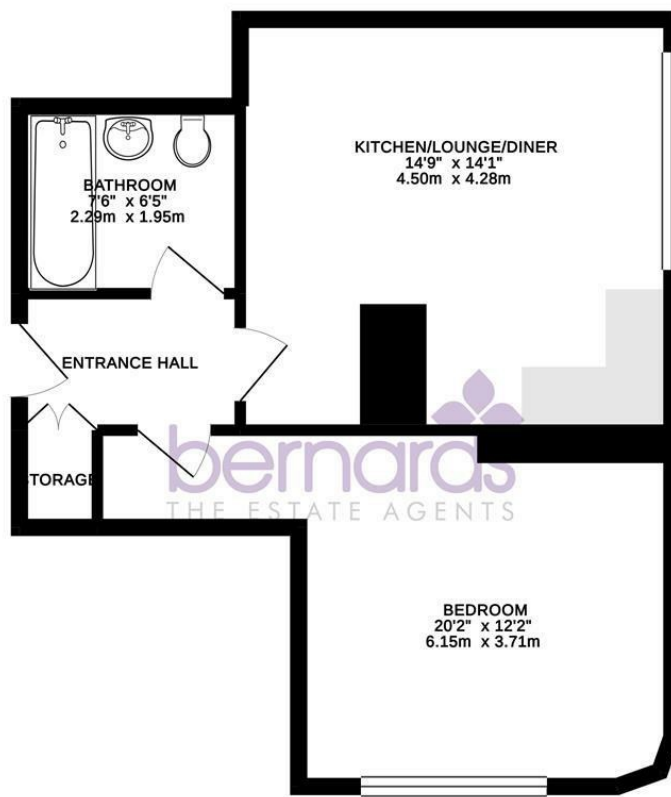
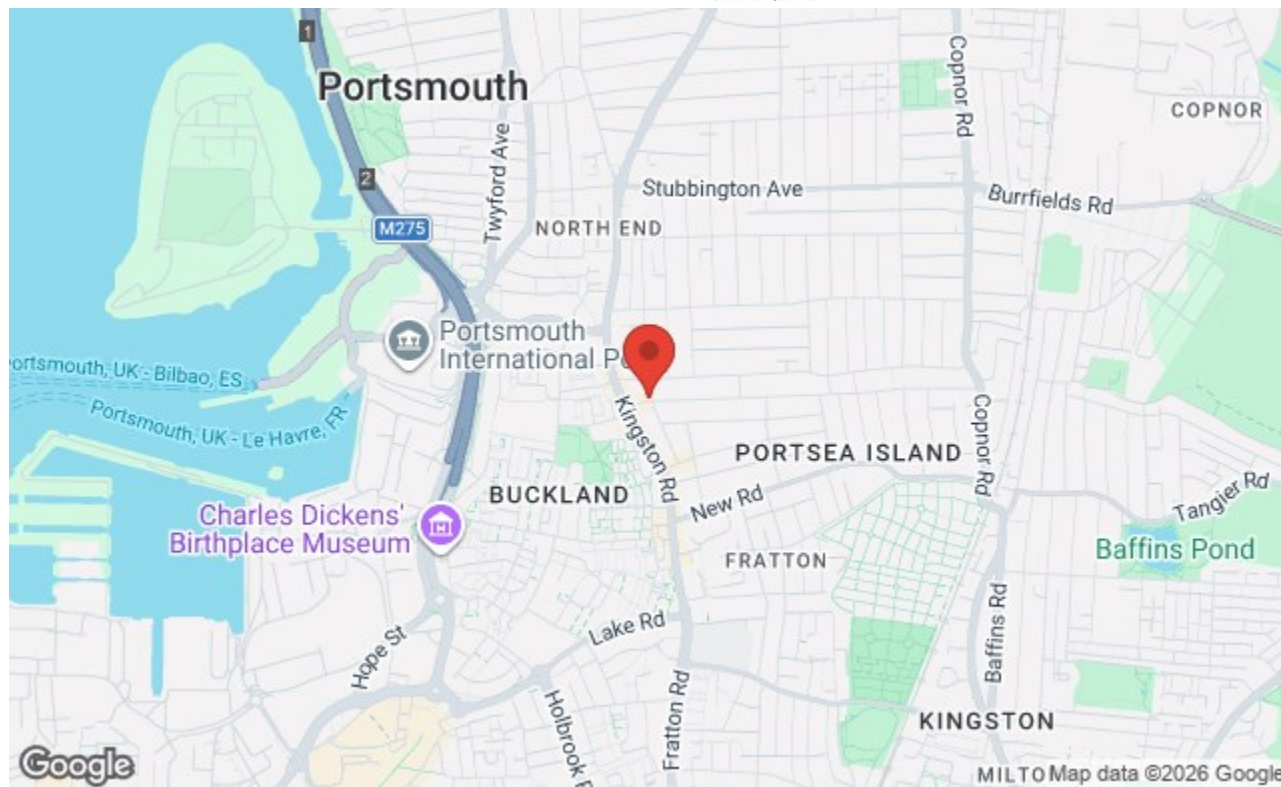


GROUND FLOOR 477 sq. ft.  
(44.3 sq. m.)



TOTAL FLOOR AREA: 477 sq. ft. (44.3 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 for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with Merge 1/2023



£1,000 PCM

Queens Road, Portsmouth PO2 7LZ



## HIGHLIGHTS

- ❖ RECENTLY BUILT
- ❖ OFF ROAD PARKING
- ❖ ONE DOUBLE BEDROOM
- ❖ GROUND FLOOR
- ❖ 14FT KITCHEN/LOUNGE/DINER
- ❖ GAS CENTRAL HEATING
- ❖ MODERN BATHROOM
- ❖ AVAILABLE SEPTEMBER
- ❖ CENTRAL LOCATION
- ❖ A MUST VIEW

\*\*\*\* 1 BED APARTMENT WITH ALLOCATED PARKING \*\*\*\*

We are delighted to welcome to the rental market this beautifully designed and spacious apartment with off road parking, in the sought after and central location of North End.

The apartment comprises of large open plan living space incorporating a modern high gloss fitted kitchen, which is flooded with natural light.

The property has a large double bedroom, which is bright and airy. Completing the property is the

modern three-piece bathroom, which acts as the perfect space to unwind.

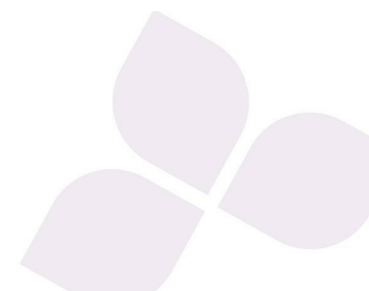
Further highlights include gas central heating, allocated parking and being recently built, it has been decorated to a contemporary standard with new electrics and double glazed windows

Offered unfurnished and available early September, we strongly recommend booking an early viewing to avoid disappointment.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## KITCHEN/LOUNGE/DINER

14'1" x 14'9" (4.29m x 4.50m)  
Brand new carpet flooring, smooth walls and ceilings, radiators, power points, UPVC double glazed window to the front elevation, built in storage. The kitchen area is fitted with vinyl flooring and a range of base and wall units, with an integrated electric oven and gas hob, with stainless steel extractor fan. The kitchen has contrasting work surfaces with a stainless steel sink/drain

## BEDROOM

20'2" x 12'2" (6.15m x 3.71m)  
Brand new carpet flooring, smooth walls and ceilings, radiators, power points, UPVC double glazed window to the front elevation

## BATHROOM

6'5" x 7'6" (1.96m x 2.29m)  
Tile flooring, smooth walls with tiled splash backs, panel bath with shower over, wash basin, toilet, heated towel rail.

## 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.

## TENNANT FEES

Tenancies entered prior to 01st June 2019 fees still payable:  
Renewal £100 plus VAT

Releasing a Reference to new Agent or Landlord £25 plus VAT

Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019

Company Let £500 plus VAT  
Change of agreement requested by tenant £50.00 including VAT

Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.

Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	79
(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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