

£1,400 PCM

Queen Street, Portsmouth PO1 3GA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ INCREDIBLE CITY VIEWS
- ❖ FULLY FURNISHED
- ❖ ONE DOUBLE BEDROOM
- ❖ LIFT ACCESS
- ❖ CONCIERGE
- ❖ SOUGHT AFTER LOCATION
- ❖ AMPLE STORAGE
- ❖ MODERN FINISH
- ❖ CLOSE TO GUNWHARF
- ❖ A MUST VIEW

### INCREDIBLE CITY VIEWS!

We are delighted to present this stunning one bedroom apartment, in the highly sought after Admiralty Tower!

Entering the property you can immediately tell it has been maintained to a very high standard. Off the entrance hallway, you have access to a fitted bathroom, a double bedroom with built in storage and the fantastic kitchen/lounge/diner.

The kitchen/lounge/diner is a stunningly modern space which acts as a wonderful living room, with space for dining, as well as a modern fitted kitchen. The floor to ceiling windows flood the room with natural light and provide some of the most beautiful views you will find anywhere in Portsmouth

Offered fully furnished and available at the end of August for a move in.

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





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# PROPERTY INFORMATION

## 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.

## 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

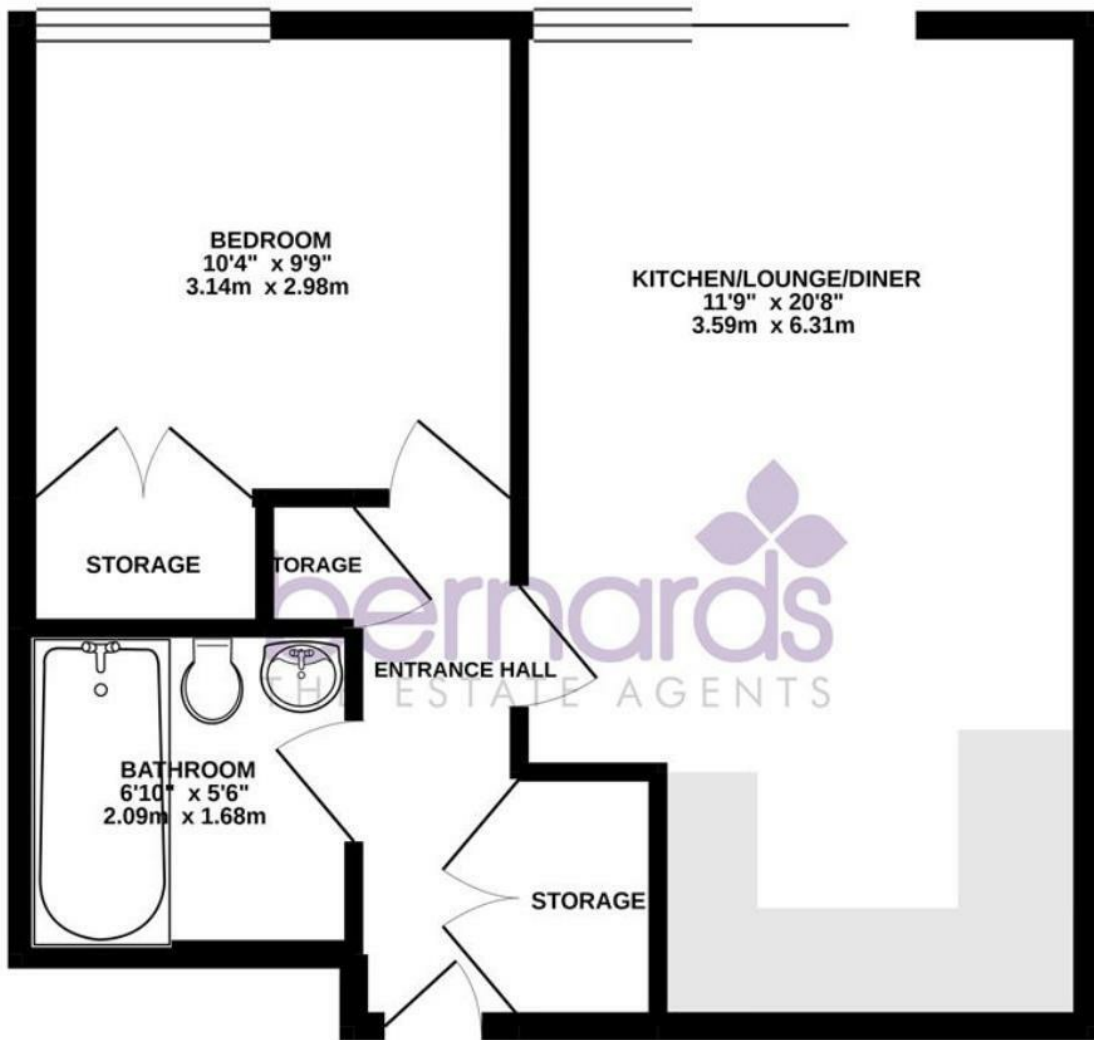
- rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination 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.

## Council Tax Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	84
(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	





8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974

