

£1,100 Per Calendar Month

Clarendon Road, Southsea PO4 0SD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ TWO BEDROOM DUPLEX APARTMENT
- ◆ NEWLY RENOVATED THROUGHOUT
- ◆ NEW KITCHEN + SHOWER ROOM
- ◆ TWO DOUBLE BEDROOMS
- ◆ SPIRAL FEATURE STAIRCASE
- ◆ UNFURNISHED
- ◆ SPACE FOR YOUR OWN WHITE GOODS
- ◆ BREAKFAST BAR
- ◆ GAS CENTRAL HEATING
- ◆ AVAILABLE NOW

Nestled in the heart of Southsea on Clarendon Road, this newly refurbished duplex flat offers a delightful blend of modern living and convenience. With two spacious double bedrooms, this property is perfect for couples, small families, or individuals seeking a comfortable home.

As you enter, you are welcomed into a bright and airy reception room, ideal for relaxation or entertaining guests. The newly fitted kitchen boasts contemporary fixtures and ample storage, making it a joy for any home cook. The brand new shower room adds a touch of luxury, ensuring your daily

routines are both comfortable and stylish.

The central location of this property means you are just a stone's throw away from the vibrant amenities Southsea has to offer. From charming cafes and restaurants to beautiful parks and the stunning seafront, everything you need is within easy reach.

This duplex flat is not just a home; it is a lifestyle choice, offering modern comforts in a sought-after area. With its thoughtful renovations and prime location, this property is sure to attract those looking for a stylish and convenient living space in Southsea. Don't miss the opportunity 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

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

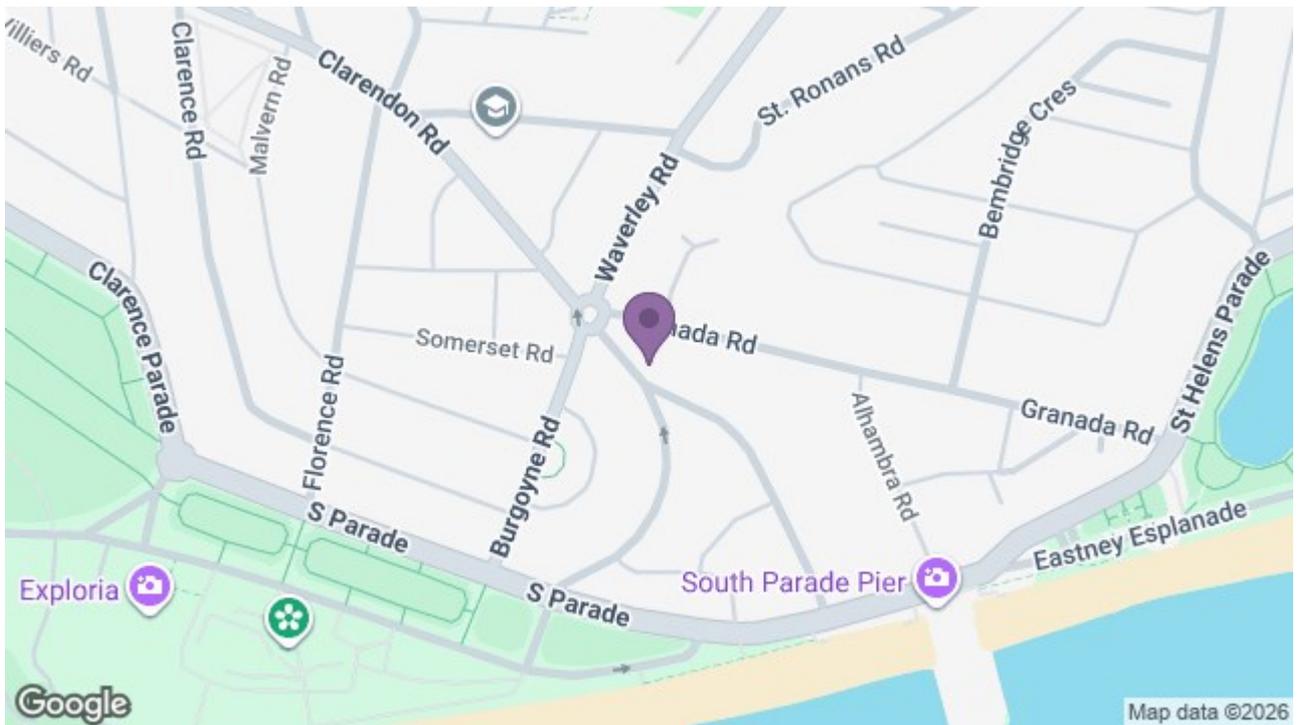
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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

Council Tax Band A
Portsmouth City Council



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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