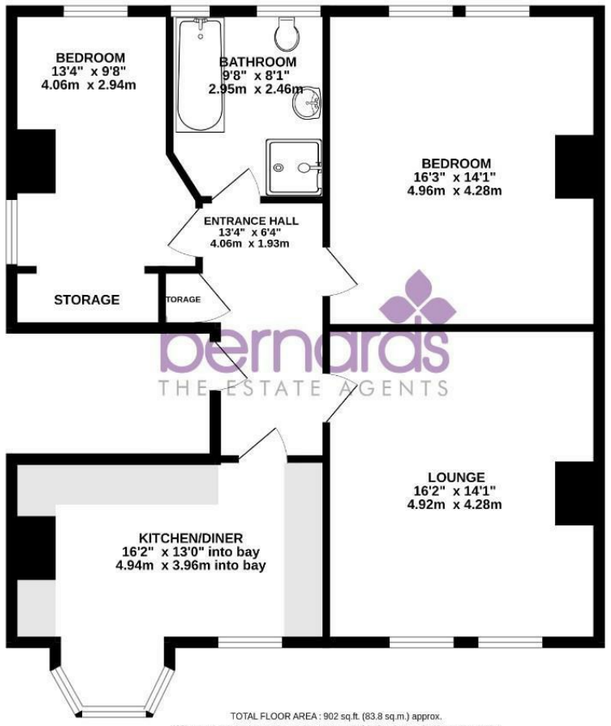
1ST FLOOR
902 sq.ft. (83.8 sq.m.) approx.



TOTAL FLOOR AREA : 902 sq.ft. (83.8 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 by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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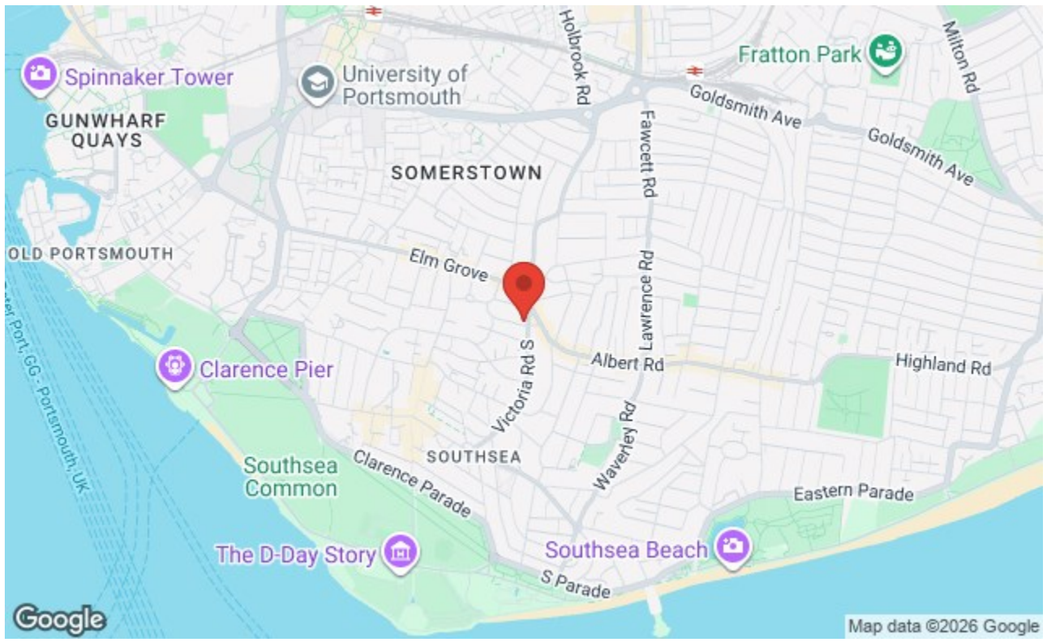


TO LET

£1,700 PCM

Hereford Road, Southsea PO5 2DH

bernards
THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TWO BEDROOMS
- LARGE LIVING AREA
- MODERN KITCHEN
- MODERN BATHROOM
- CENTRAL LOCATION
- SHORT WALK TO SOUTHSEA
- MINUTES TO LOCAL RESTURANTS
- CLOSE TO TRANSPORT LINKS
- FURNISHED
- AVAILABLE NOW

Nestled on Hereford Road in the central area of Southsea, this beautifully presented two-bedroom flat offers a delightful blend of comfort and convenience. Spanning an impressive 1,023 square feet, this purpose-built residence, constructed in 1900, exudes character while providing modern living spaces.

Upon entering, you are welcomed into a spacious reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The flat features two well-proportioned bedrooms, providing ample space for rest and privacy. The bathroom is thoughtfully designed, ensuring functionality and style.

One of the standout features of this property is its prime location. Just a short stroll away, you will find a variety of local restaurants, offering a diverse selection of dining options to suit all tastes. Additionally, the beautiful sea front is within easy reach, allowing for leisurely walks along the coast and the enjoyment of the stunning views.

This flat comes furnished, making it an ideal choice for those looking to move in with ease.

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

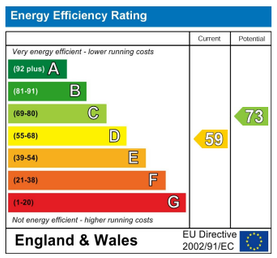
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· 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



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