£850 PCM

Enterprise House, PO1 2RX



HIGHLIGHTS

- ONE BEDROOM APARTMENT
- UNFURNISHED
- CITY CENTER LOCATION
- AVAILABLE DECEMBER
- STUDENTS OR PROFESSIONALS WELCOME
- ELECTRIC HEATING
- NEXT TO TRAIN STATION
- SHORT WALK TO CITY CENTER SHOPS
- CLOSE TO UNIVERSITY

** DISCOUNT ON THE FIRST TWO MONTHS RENT **

Welcome to this charming one-bedroom flat located in the heart of the city at Enterprise House, Isambard Brunel Road. This delightful conversion offers a perfect blend of modern living and convenience, making it an ideal choice for professionals or students alike.

You will find a reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The well-proportioned bedroom offers a peaceful retreat, ensuring a restful night's sleep. The property also features a bathroom that is both functional and stylish, catering to your everyday needs.

This unfurnished apartment allows you the freedom to personalise the space to your taste, creating a home that reflects your unique style. The flat is set to be available from January 2026.

One of the standout features of this property is its prime location. Situated close to the university, it is ideal for students seeking easy access to their studies. Additionally, being next to the train station means that commuting is a breeze, whether you are heading to work or exploring the surrounding areas. The vibrant city centre shops are just a stone's throw away, offering a variety of dining, shopping, and entertainment options right at your doorstep.

In summary, this one-bedroom flat in Enterprise House presents an excellent opportunity for those looking to enjoy city living with all the necessary amenities within easy reach. Don't miss your chance to make this lovely apartment 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.

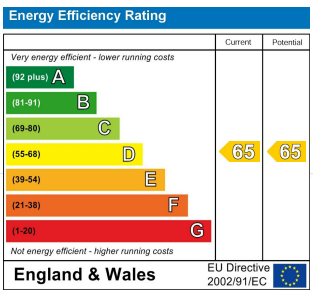
Council Tax Band A



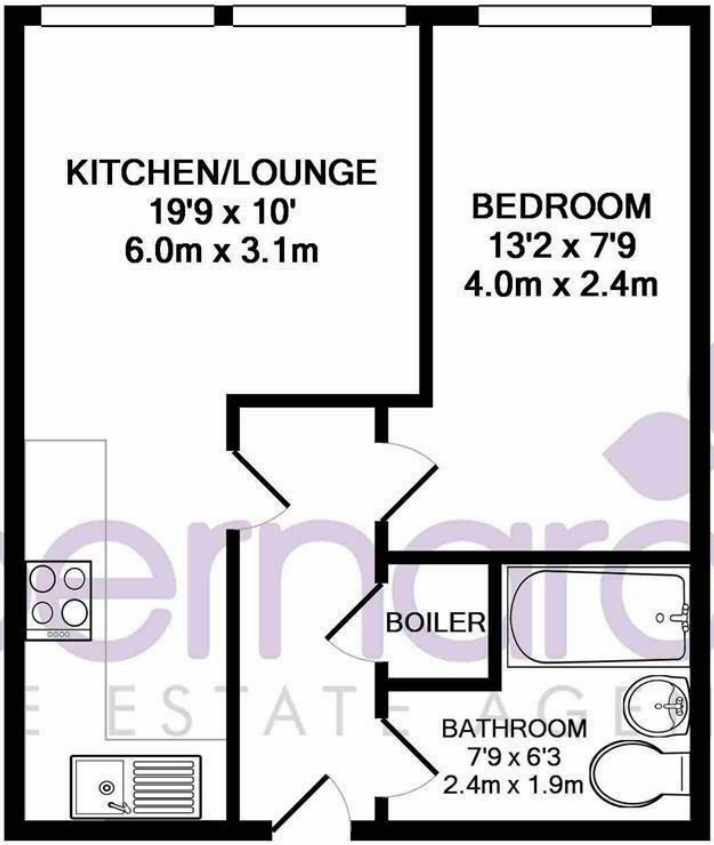




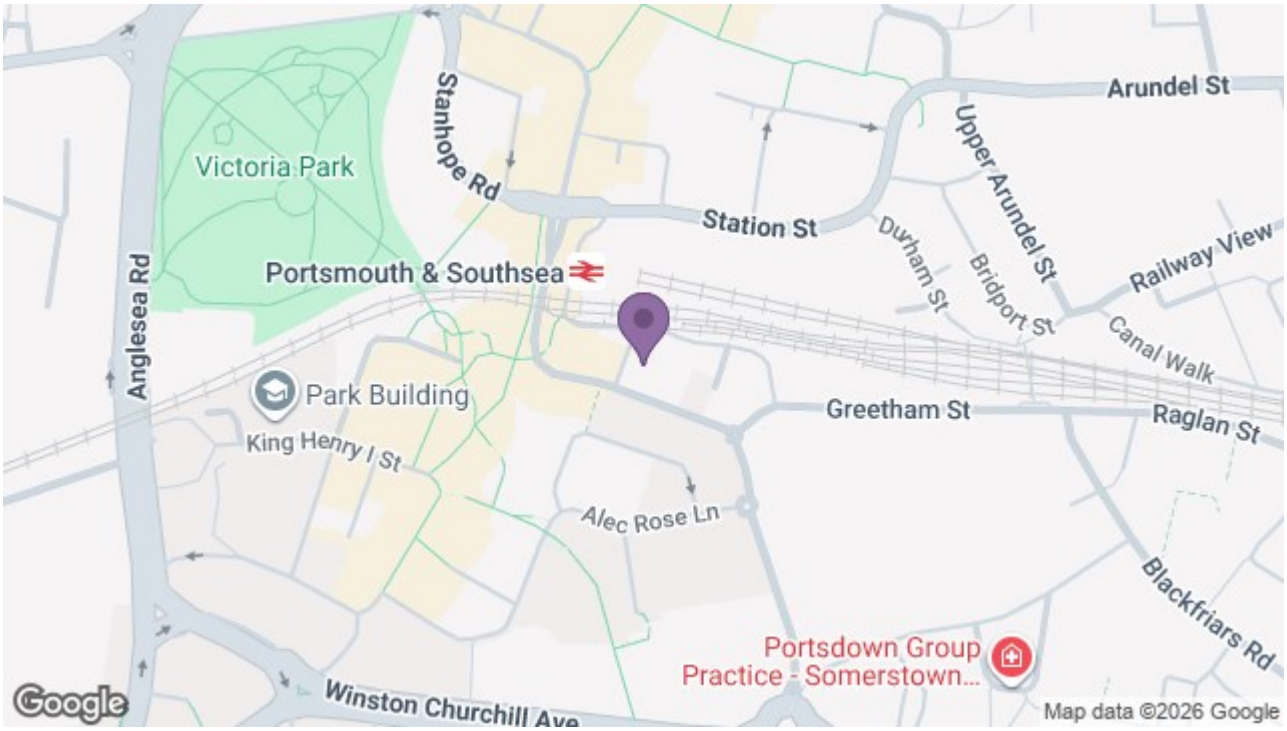




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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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