£1,100 Per Month

Lynn Road, Portsmouth PO2 7NS

bernards
THE ESTATE AGENTS

2 1 3

HIGHLIGHTS

- TWO BEDROOMS
- FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN UPSTAIRS BATHROOM
- THIRD DOWNSTAIRS ROOM / STUDY
- AVAILABLE NOW
- NEUTRAL THROUGHOUT
- MODERN DECOR
- CALL NOW 02392 728 090
- ENCLOSED REAR GARDEN

Nestled on Lynn Road in the city of Portsmouth, this two-bedroom family home offers a delightful blend of modern living and comfort. As you step inside, you will be greeted by a tastefully decorated interior that exudes a contemporary feel throughout. The property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The well-appointed kitchen flows seamlessly into the living areas, making it an ideal setting for family gatherings. Upstairs, you will find a modern bathroom that serves the two generously sized bedrooms, each offering a peaceful retreat at the end of the day.

In addition to the bedrooms, this home features a versatile third room downstairs, perfect for use as a study, playroom, or additional guest space, catering to the needs of modern family life.

With its convenient location, this property is well-placed for access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. Don't miss the opportunity to make this house your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk

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PROPERTY INFORMATION

Right to Rent Checks

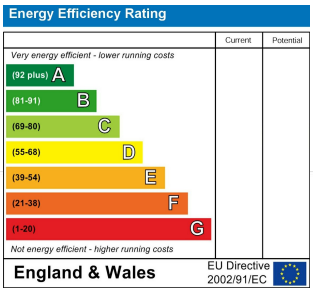
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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

Tenant Fees Act 2019

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

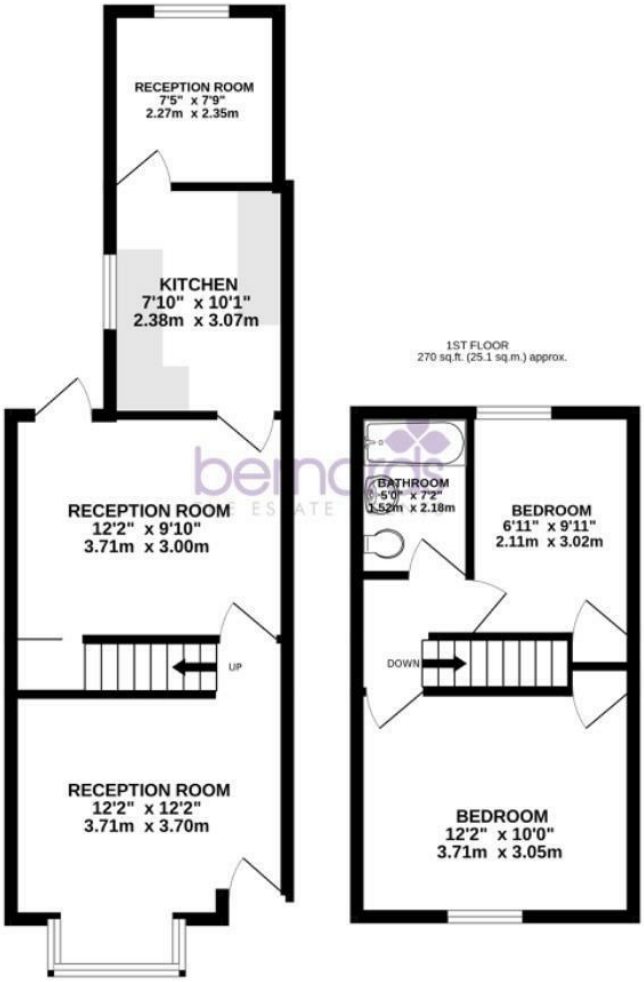
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· 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.



Scan here to see all our properties for sale and rent

GROUND FLOOR
416 sq.ft. (38.6 sq.m.) approx.



1ST FLOOR
270 sq.ft. (25.1 sq.m.) approx.

TOTAL FLOOR AREA : 686 sq.ft. (63.7 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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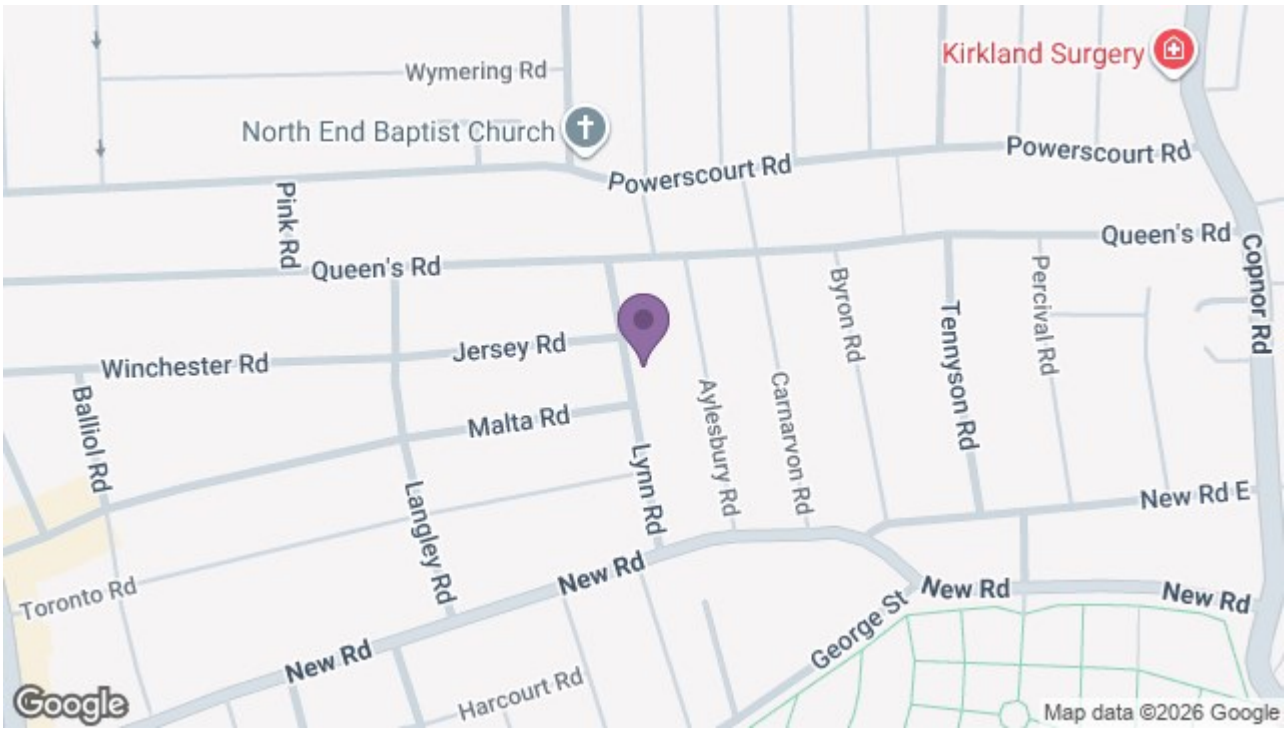

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