

£1,750 Per Calendar Month

Gunwharf Quays, Portsmouth PO1
3TQ



HIGHLIGHTS

- ❖ FABULOUS APARTMENT
- ❖ GUNWHARF QUAYS
- ❖ 2 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ OPEN PLAN LAYOUT
- ❖ BALCONY
- ❖ UNDERGROUND PARKING
- ❖ LOVELY VIEWS
- ❖ AVAILABLE FROM MARCH
- ❖ SHORT TERM, SIX MONTH LET ONLY

** WONDERFUL GUNWHARF QUAYS
APARTMENT WITH UNDERGROUND PARKING
**

SHORT TERM, SIX MONTH LET

We are delighted to offer this lovely 2 bedroom apartment in Gunwharf Quays. Situated in Arethusa House, this spacious property provides an ideal property to enjoy what Gunwharf has to offer!

The property is much bigger than you may imagine, starting with a lovely size lounge that opens up into a dining area and kitchen. This great space is hugely sociable and provides a wonderful backdrop for when you entertain and

have people round. There is the added benefit of the balcony when the weather allows with great views to be enjoyed.

Both bedrooms are generous in size, particularly Bedroom 1 which also comes with an en-suite bathroom. The location is fantastic within a highly desired development. Surrounded by many other homes whilst having the outlet shopping and bars & restaurants close by when you wish.

Available to let in September contact us to make a booking!

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





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www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE DINER

22'7" x 12'1" (6.88m" x 3.68m")

KITCHEN

11'10" x 10'2" (3.61m" x 3.10m")

BEDROOM 1

21'3" x 10'10" max (6.48m" x 3.30m" max)

EN-SUITE BATHROOM

7'1" x 7'0" (2.16m" x 2.13m")

BEDROOM 2

11'10" x 9'1" (3.61m" x 2.77m")

FAMILY BATHROOM

7'10" x 7'6" (2.39m" x 2.29m")

BALCONY

Council Tax Band E

Portsmouth City Council: BAND E

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.

Right to Rent

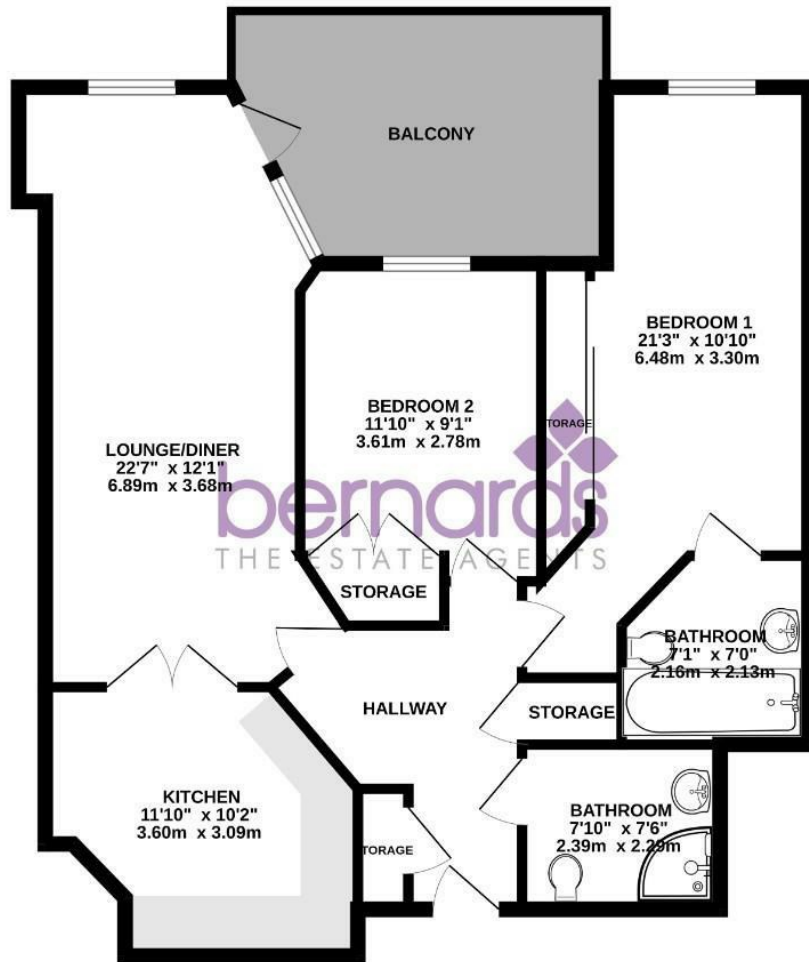
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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	

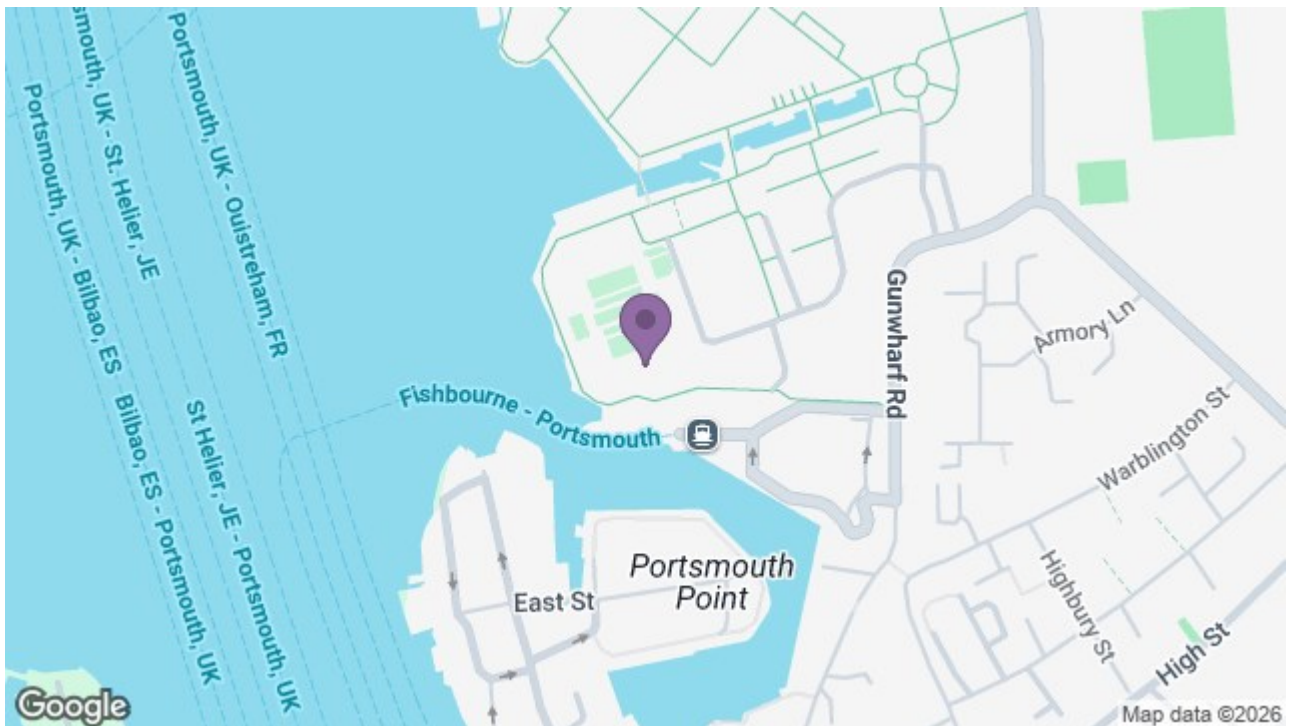


1ST FLOOR
803 sq.ft. (74.6 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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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