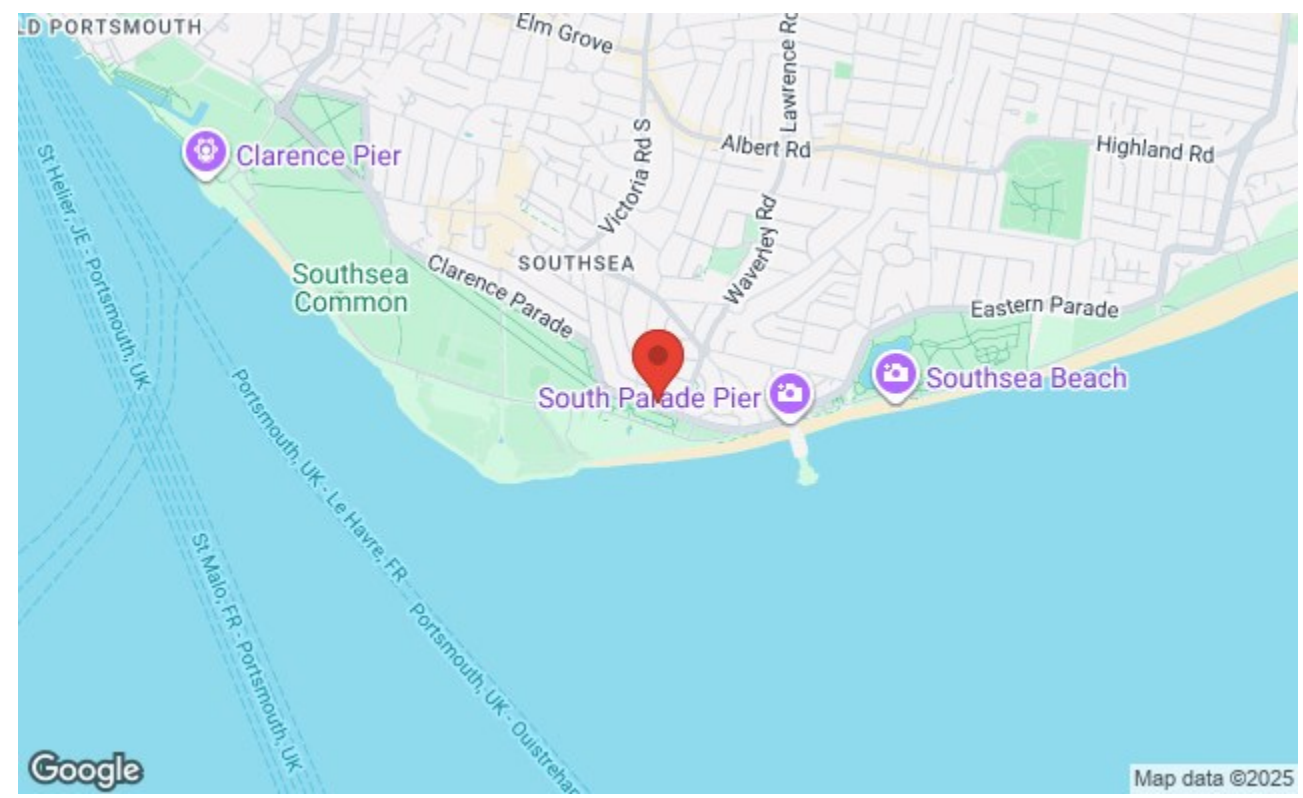


**TO
LET**

£1,550 Per Calendar Month

Solent Apartments, Southsea PO5 2AZ



2 1 1

HIGHLIGHTS

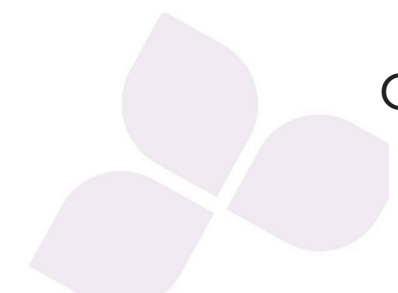
- 2 BEDROOM LUXURY APARTMENT
- SEAFRONT VIEWS
- UNFURNISHED
- LIFT SERVICE
- 1 PARKING SPACE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- GREAT LOCATION
- AVAILABLE END OF JANUARY

Welcome to the charming Solent Apartments located on South Parade in the picturesque area of Southsea. This delightful Victorian flat conversion boasts a cosy reception room, two inviting bedrooms, and a well-appointed bathroom.

Situated in a historic Victorian building, this property exudes character and charm, offering a unique living experience. The flat features a spacious reception room perfect for entertaining guests or simply relaxing after a long day. With two comfortable bedrooms, there is plenty of space for a small family or guests.

Conveniently located, Solent Apartments offer easy access to local amenities, shops, and restaurants, making it a desirable place to call home. Additionally, the property provides parking for one vehicle, ensuring that you always have a secure place to park.

Don't miss this opportunity to own a piece of history in the heart of Southsea. Whether you're looking for a cozy home or a stylish pied-à-terre, this Victorian flat conversion is sure to impress. Book a viewing today and experience the charm of Solent Apartments for yourself.



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

PROPERTY INFORMATION

COUNCIL TAX BAND D

TENANT FEES ACT 2019

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

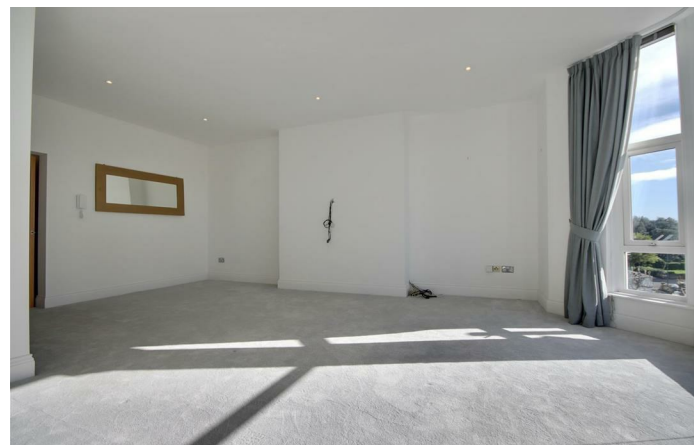
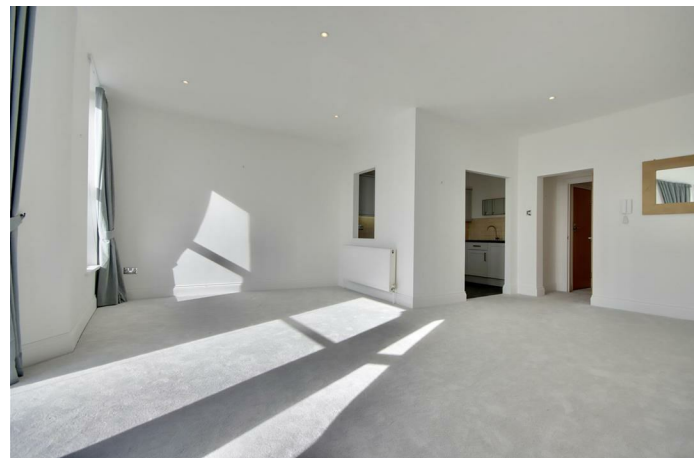
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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			
(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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