

£1,000 Per Month

24 Cavendish Road, Southsea PO5  
2DG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ NEUTRAL DECOR THROUGHOUT
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ MINUTES WALK TO ALBERT ROAD
- ❖ UNFURNISHED
- ❖ AVAILABLE IMMEDIATELY
- ❖ GAS CENTRAL HEATING

Nestled in the heart of Southsea, at Cavendish Road, this charming two-bedroom flat offers a delightful blend of comfort and convenience. Just a stone's throw away from the vibrant Albert Road, residents will find themselves immersed in a lively community filled with an array of shops, cafes, and entertainment options.

The flat boasts a neutral decor throughout, providing a blank canvas for you to personalise and make your own. With ample natural light flooding the living spaces, the atmosphere is both inviting and warm. The layout is practical, ensuring that each room is well-proportioned and functional for everyday living.

As an unfurnished property, this flat presents an

excellent opportunity for those looking to create a home that reflects their individual style and taste. Whether you are a young professional, a couple, or a small family, this flat is perfectly suited to meet your needs.

With its prime location in central Southsea, you will enjoy easy access to local amenities and the beautiful seafront, making this property an ideal choice for anyone seeking a vibrant lifestyle. Do not miss the chance to view this lovely flat and envision the possibilities it holds for you.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## 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.

## 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.

## Council Tax Band A



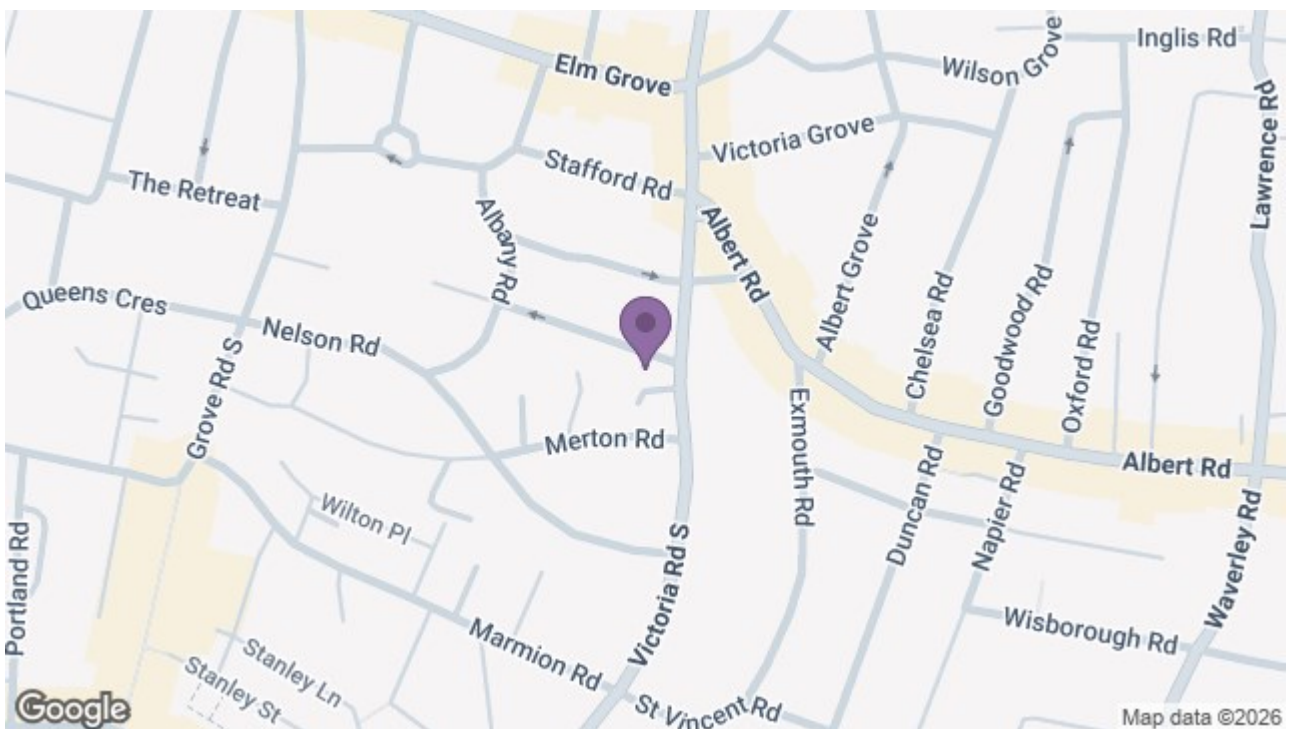
| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





TOTAL APPROX. FLOOR AREA 676 SQ.FT. (62.8 SQ.M.)

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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