

£1,400 PCM

Richmond House, Portsmouth PO1
3FN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BEAUTIFUL APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ SECURE OFF ROAD PARKING
- ❖ DOCKYARD VIEWS
- ❖ BALCONY
- ❖ FULLY FURNISHED
- ❖ TWO BATHROOMS
- ❖ MODERN FLOORING THROUGHOUT
- ❖ AVAILABLE JUNE
- A MUST VIEW

We are pleased to offer to let this beautifully presented. third floor apartment in the highly desired Admiralty Quarter development and overlooking the historic dockyard.

The property benefits from modern flooring throughout and offered fully furnished with electric heating, double glazing and white goods included.

There is also a private balcony ideal for alfresco dining, access to a 24 hour concierge, secure allocated parking, bike store, and landscaped communal gardens.

The property is available in June, we strongly recommend booking an internal viewing!

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





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PROPERTY INFORMATION

EXTERNALS

Secure underground car park, allocated space accessed via fob entry system. Intercom access into block, with lift to 3rd floor with access to front door. 24 Hour Concierge service from the main Admiralty Tower

KITCHEN/LOUNGE/DINER

19'5" x 16'6" (5.92m x 5.03m)
Newly laid, modern grey laminate flooring, smooth walls and ceilings, electric wall mounted heaters, power points double glazed window to the front elevation, with a door opening onto the balcony. The lounge/diner is open plan to the kitchen. The kitchen is fitted with tile flooring, along with a matching range of base and wall units.

BEDROOM ONE

12'8" x 10'4" (3.86m x 3.15m)
Newly laid, modern grey laminate flooring, smooth walls and ceilings, electric wall mounted heaters, power points double glazed window to the side elevation, large built in storage, access into ensuite

ENSUITE

8'3" x 5'9" (2.51m x 1.75m)
Tile flooring and walls, inset shelving with lights, shower cubicle, toilet, wash basin and heated towel rail

BEDROOM TWO

11'9" x 8'11" (3.58m x 2.72m)
Newly laid, modern grey laminate flooring, smooth walls and ceilings, electric wall mounted heaters, power points, double glazed window to the side elevation

BATHROOM

6'6" x 6'1" (1.98m x 1.85m)
Tile flooring and walls, inset shelving with lights, panel bath with shower over, toilet, wash basin and heated towel rail

Council Tax Band D

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.

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.

Tenant Fees Act 2019

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

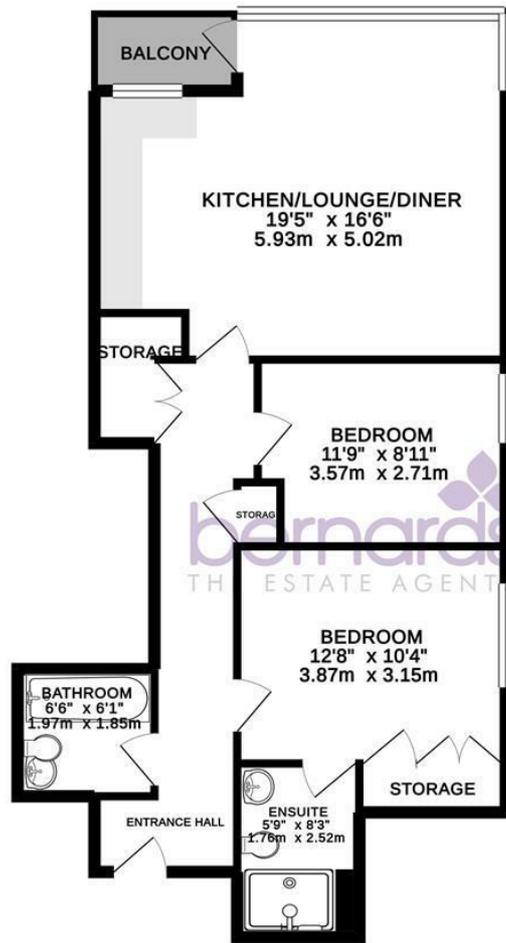
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.



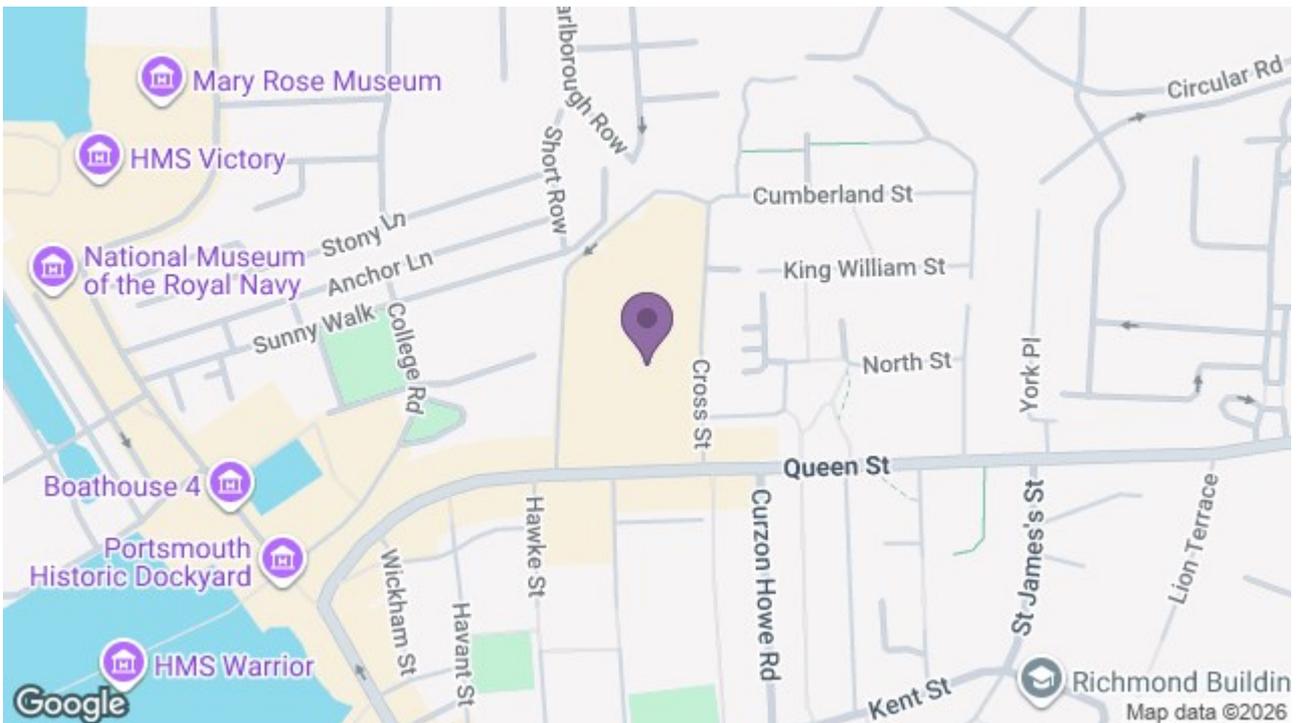
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		81	82
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 760 sq. ft. (70.6 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

