

£1,400 PCM

Cross Street, Portsmouth PO1 3GG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ TWO BATHROOMS
- ❖ POPULAR LOCATION OF ADMIRALTY QUARTER
- ❖ VIEWS OVER COMMUNAL GARDENS
- ❖ CLOSE TO GUNWHARF
- ❖ ALLOCATED PARKING INCLUDED
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ AVAILABLE FROM LATE DECEMBER

This beautifully positioned two double bedroom apartment is situated in the Admiralty Quarter, with some of the most panoramic views, anywhere in the city.

Not only does the apartment offer amazing sea views but it also offers allocated parking and benefits from being finished to a very high standard with modern furnishings.

The property has two double bedrooms with the master boasting an ensuite, the lounge especially offers a versatile space where you can properly feel like home.

The kitchen has a range of modern appliances and is open plan to the lounge/diner.

Not only is the living accommodation a good size, the sleeping accommodation offers two good size double bedrooms, both offering views of the communal, landscaped gardens.

Wake up in the morning and revitalise yourself in the modern shower cubicle in the ensuite, or relax and unwind in the properties master bathroom

You really need to come and view this property to fully appreciate what it has to offer. It also has a parking space.

To register your interest and book a viewing, call 02392 728 099.

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





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PROPERTY INFORMATION

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.

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.

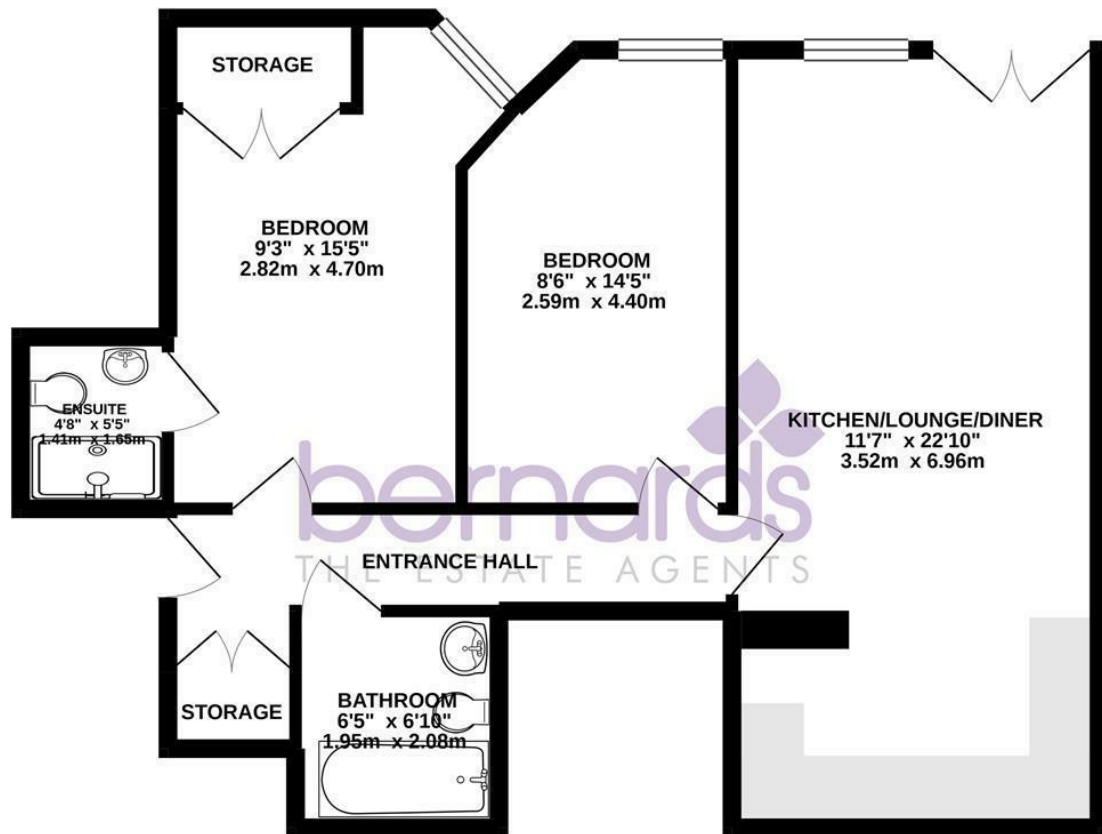
Council Tax Band D



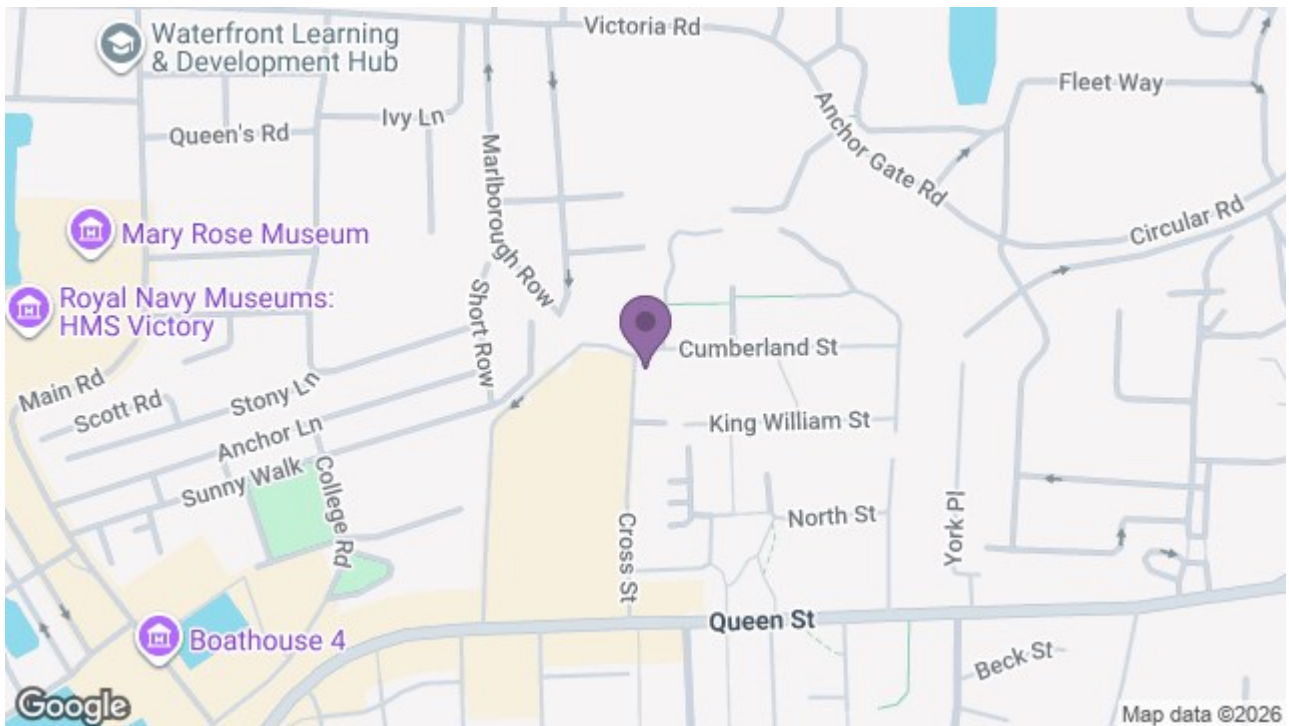
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



APARTMENT FLOOR
683 sq.ft. (63.5 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.5 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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