

£1,400 Per Month

Albert Road, Southsea PO5 2SF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ BATH WITH BATH TUB & SEPARATE SHOWER
- ❖ NEW CARPETS BEING FITTED IN BEDROOMS
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ SURROUNDED BY LOCAL AMENITIES
- ❖ SPACIOUS SPLIT LEVEL APARTMENT
- ❖ IDEAL FOR FAMILIES/ TWO SHARERS
- ❖ AVAILABLE NOW
- OFFERED UNFURNISHED

Nestled in the heart of Southsea on the vibrant Albert Road, this charming three-bedroom maisonette offers a delightful blend of comfort and convenience. This split-level apartment features a well-designed layout, with the main bedroom situated on the top floor, providing a sense of privacy and tranquillity.

All three bedrooms are generously sized and designed as double rooms, ensuring ample space for relaxation and personalisation. The spacious bathroom is equipped with a bath, perfect for

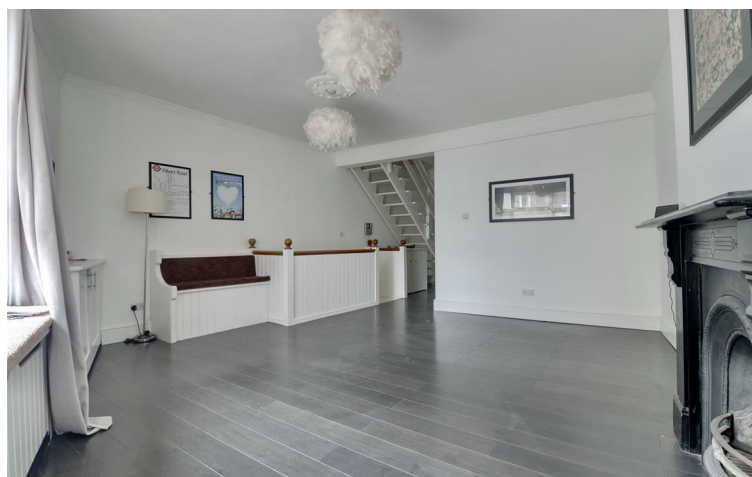
unwinding after a long day.

Living in this central location means you are just a stone's throw away from an array of local amenities, including shops, cafes, and restaurants, making it an ideal choice for those who appreciate a lively community atmosphere.

This property is perfect for families, professionals, or anyone looking to enjoy the vibrant lifestyle that Southsea has to offer. With its appealing features and prime location, this maisonette is a wonderful opportunity not to be missed.

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.

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	



