TO LET

£900 PCM

Enterprise House, Portsmouth

bernards THE ESTATE AGENTS



1 1 1

Welcome to this charming one-bedroom flat located in the heart of Portsmouth at Enterprise House, Isambard Brunel Road. This purpose-built flat offers a perfect blend of comfort and convenience, making it an ideal choice for both students and professionals alike.

Internally you will find a well-appointed reception room that provides a welcoming space for relaxation and entertainment. The flat features a double bedroom, ensuring a peaceful retreat after a busy day. The bathroom is thoughtfully designed, catering to all your needs.

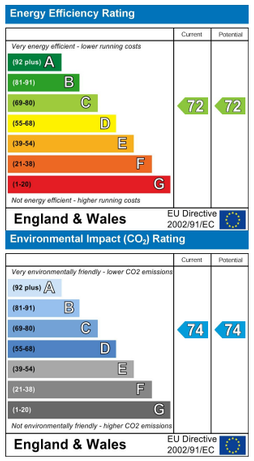
One of the standout features of this property is its prime city centre location. Situated next to the train station, you will enjoy excellent transport links, making commuting a breeze. Additionally, the vibrant local area is brimming with shops, restaurants, and nightlife, offering a lively atmosphere right on your doorstep.

The flat comes fully furnished, allowing you to move in with ease and start enjoying your new home immediately. Whether you are looking for a comfortable living space or a convenient base to explore the city, this flat is sure to meet your needs.

Do not miss the opportunity to make this delightful one-bedroom flat your new home in Portsmouth. With its excellent location and modern amenities, it is a property that truly stands out in the market.

- ONE BEDROOM FLAT
- FURNISHED
- OPEN PLAN LIVING ROOM/ KITCHEN
- MODERN LIVING
- AVAILABLE END OF JANUARY
- CITY CENTRE LOCATION
- MINUTES FROM TRAIN STATIONS
- SUITABLE FOR STUDENTS & PROFESSIONALS
- CALL NOW TO BOOK





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PROPERTY DETAILS

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.

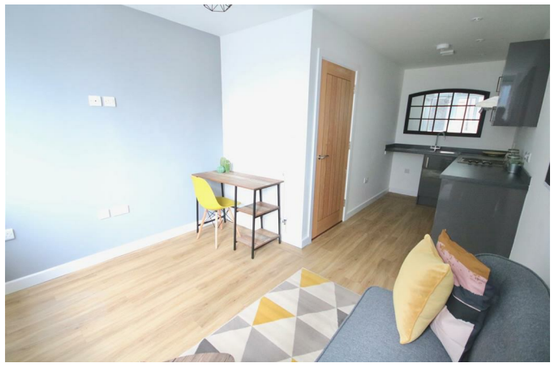
COUNCIL TAX BAND A

Portsmouth City Council: Band A











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