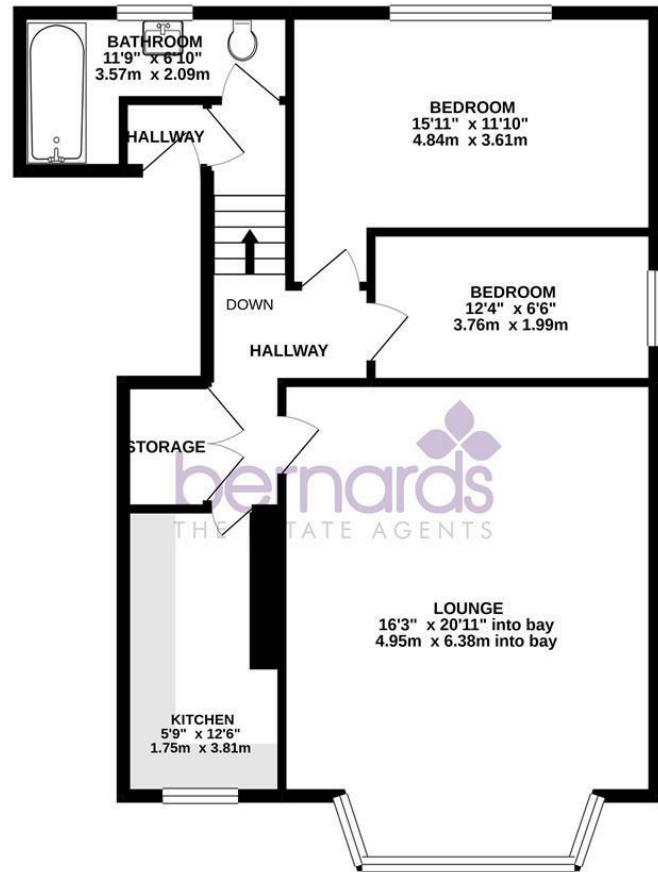


1ST FLOOR
806 sq.ft. (74.8 sq.m.) approx.



TOTAL FLOOR AREA: 806 sq.ft. (74.8 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.
Made with Mapbox ©2020



£1,450 PCM

Eagle Tower, Southsea PO5 2HU



HIGHLIGHTS

- ❖ STUNNING APARTMENT
- ❖ OFF STREET ALLOCATED PARKING
- ❖ MODERN KITCHEN
- ❖ MODERN BATHROOM
- ❖ TWO BEDROOMS
- ❖ UNFURNISHED
- ❖ CLOSE TO SEAFRONT
- ❖ CENTRAL SOUTHSEA
- ❖ IDEAL FOR PROFESSIONALS
- A MUST VIEW

STUNNING MODERN APARTMENT WITH OFF STREET PARKING ornamental fireplace and floor to ceiling bay window.

A beautifully finished split level two bedroom apartment within an imposing Victorian building moments from the seafront and shopping area in Southsea.

Located on the first floor and having an extremely grand entrance hall, this property benefits from stripped wooden flooring, wonderful high ceilings and a vast reception room with

There is also a large double bedroom overlooking much greenery, a good size single, a well designed, modern kitchen and full tiled bathroom suite with shower over the bath with original flooring on the lower level. A perfect place for the professional couple.

Offered unfurnished and available from late May.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE

16'3" x 20'11" into bay (4.95m x 6.38m into bay)

KITCHEN

12'6" x 5'9" (3.81m x 1.75m)

BEDROOM ONE

11'10" x 15'11" (3.61m x 4.85m)

BEDROOM TWO

12'4" x 6'6" (3.76m x 1.98m)

BATHROOM

11'9" x 6'10" (3.58m x 2.08m)

COUNCIL TAX BAND B

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.

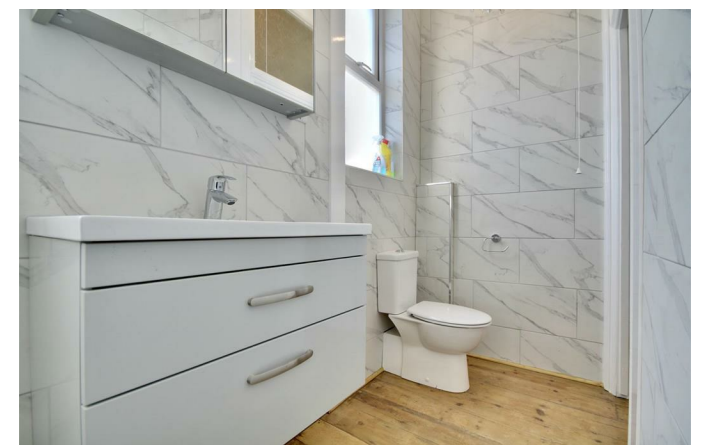
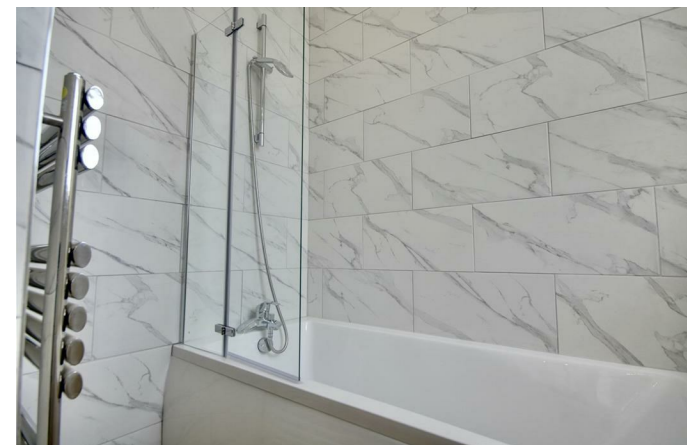
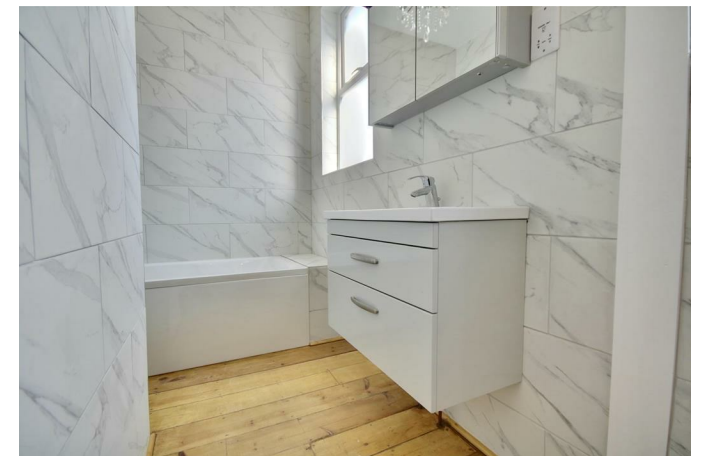
TENANT FEES ACT 2019

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		59	63
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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