

£1,200 PCM

Nightingale Road, Southsea PO5 3JJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SPLIT LEVEL
- ❖ 2 DOUBLE BEDROOMS
- ❖ CENTRAL LOCATION
- ❖ WHITE GOODS INCLUDED
- ❖ OPEN PLAN KITCHEN/LOUNGE
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ UNFURNISHED
- ❖ AVAILABLE LATE SEPTEMBER

We are pleased to welcome to the market this split level, two bedroom property in Nightingale Road in the heart of Southsea.

The property boasts two double bedrooms, fitted bathroom and a large open plan lounge/kitchen.

The property is offered on an unfurnished basis but does

include a washing machine, fridge freezer and oven. The flat also benefits from gas central heating and double glazing.

Available late September, this property won't be around for long so get in contact today to arrange a viewing.

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.

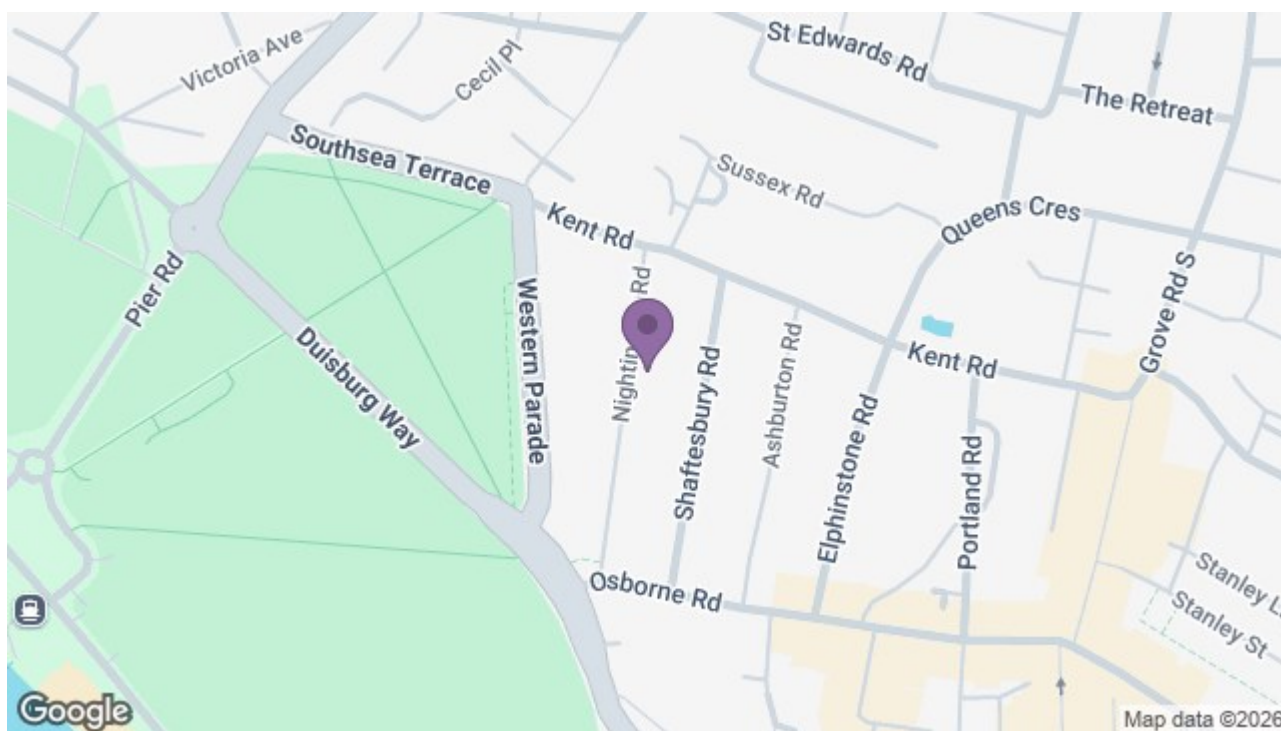
Council Tax Band A

Portsmouth City Council: A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	65
(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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