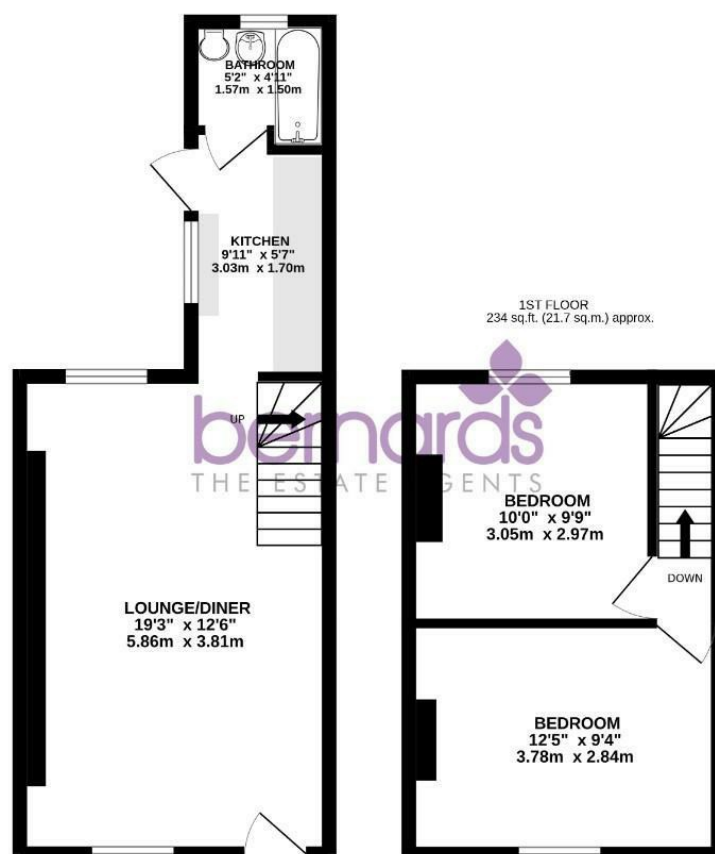
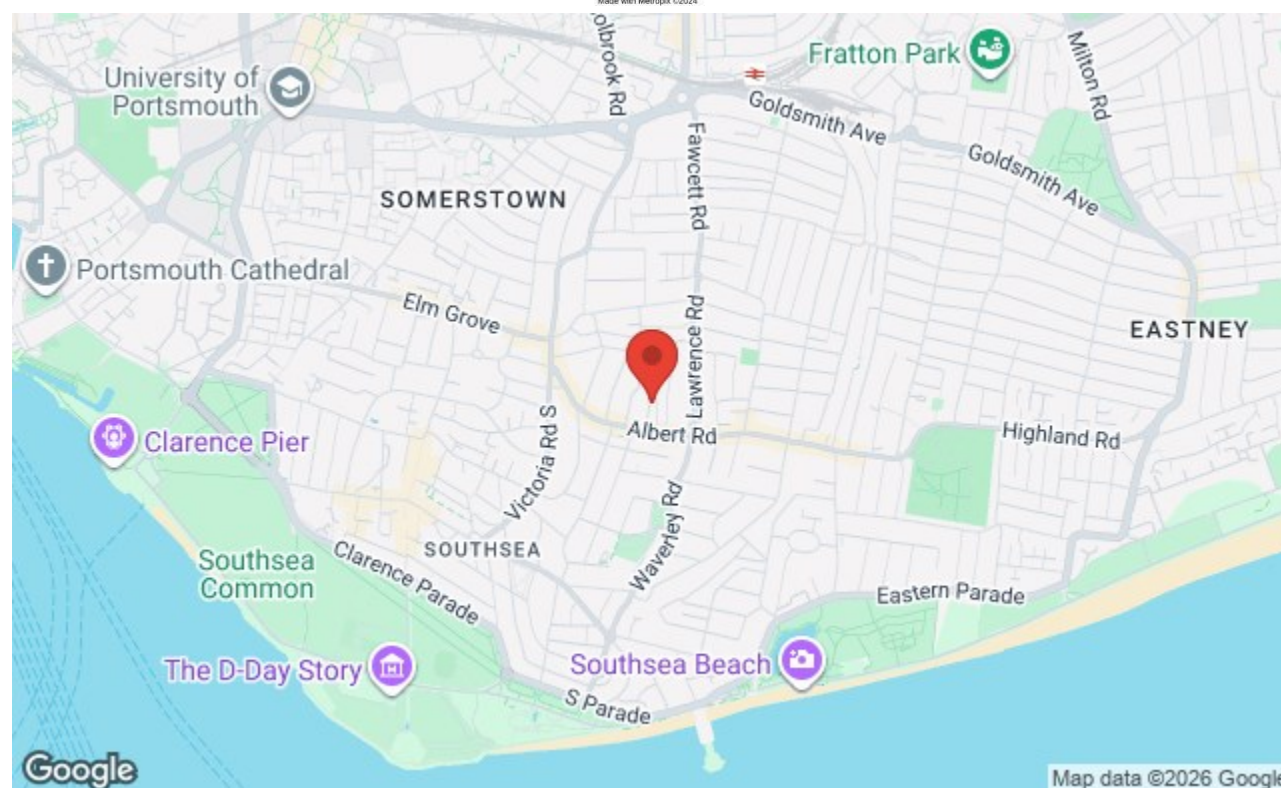


GROUND FLOOR
310 sq.ft. (28.8 sq.m.) approx.



TOTAL FLOOR AREA: 544 sq.ft. (50.5 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.
Made with Metropix ©2024



£1,250 Per Calendar Month

Oxford Road, Southsea PO5 1NR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM MID TERRACE HOUSE
- ❖ SPACIOUS & BRIGHT RECEPTION ROOM
- ❖ MODERN FITTED GALLEY STYLE KITCHEN
- ❖ BRAND NEW DOWNSTAIRS BATHROOM
- ❖ QUAIN T GARDEN
- ❖ SIDE ACCESS TO GARDEN
- ❖ AVAILABLE SEPTEMBER
- ❖ RECENTLY REDECORATED THROUGHOUT
- ❖ GAS CENTRAL HEATING
- ❖ IDEALLY SUITED TO WORKING PROFESSIONAL SHARERS OR COUPLE

****TWO BEDROOM MID TERRACED HOME IN CENTRAL SOUTHSEA****

We are delighted to welcome to the rental market this two bedroom, nicely presented mid terraced home in the central location of Oxford Road, Southsea!

The property is presented well throughout. Upon entry to the house you will find a bright and open lounge reception/ diner. Leading on from the reception room is a modern fitted, galley style kitchen equipped with a washing machine and fridge freezer. To the rear of the home you will find the modern, recently fitted

bathroom.

The garden offers a quaint space to enjoy as well as side access for ease!

Moving onto the first floor you will find two double bedrooms, both newly decorated and fitted with new carpets.

This property would suit ideally to two single professionals or a couple!

Available from early September, do not miss out the opportunity to view this wonderful property that we anticipate will not be on the market for long!

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



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.

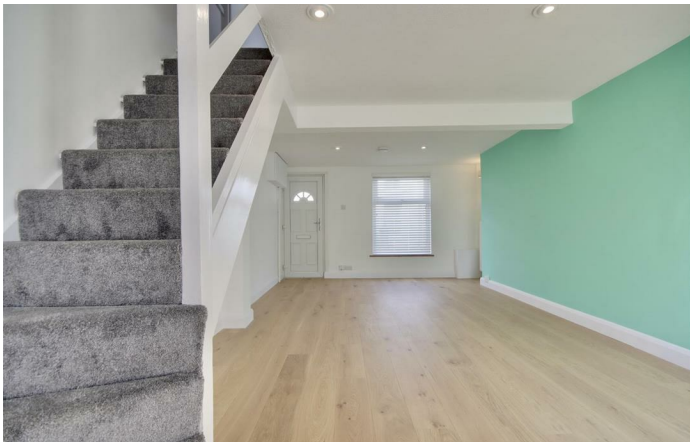
RIGHT TO RENT

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.

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.

COUNCIL TAX BAND B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		70
(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		

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