

£1,300 Per Month

36-40 Elm Grove, Southsea PO5
1JY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ OFF STREET PARKING
- ❖ BRAND NEW KITCHEN - FRIDGE FREEZER & DISHWASHER
- ❖ FRESHLY RE-DECORATED THROUGHOUT
- ❖ TWO BATHROOMS - ONE WITH BATH & ONE WITH SHOWER
- ❖ SEPERATE UTILITY WITH WASHING MACHINE
- ❖ TWO DOUBLE BEDROOMS
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ CLOSE TO AMENITIES
- ❖ AVAILABLE NOW
- ❖ OFFERED UNFURNISHED WITH WHITE GOODS INCLUDED

Nestled in the heart of Southsea, this beautifully redecorated purpose-built flat on Elm Grove offers a perfect blend of modern living and convenience. With two spacious double bedrooms, this property is ideal for professionals, couples, or small families seeking a comfortable home in a vibrant area.

The flat boasts a stylish new kitchen, complete with a fitted dishwasher, making meal preparation a delight. The two bathrooms enhance the practicality of the space, with one featuring a relaxing bath and the other equipped with a refreshing shower, catering to all your needs.

In addition to the generous living space, the

property includes a separate utility room, providing ample storage and laundry options. The off-street parking space is a valuable asset in this central location, ensuring that you have a secure place for your vehicle.

This unfurnished flat allows you the freedom to personalise your living space to reflect your own style. With its prime location in central Southsea, you will find yourself just a stone's throw away from local amenities, parks, and the beautiful seafront.

This property is a rare find, combining modern comforts with a desirable location. Do not miss the opportunity to make this stunning flat your new home.

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

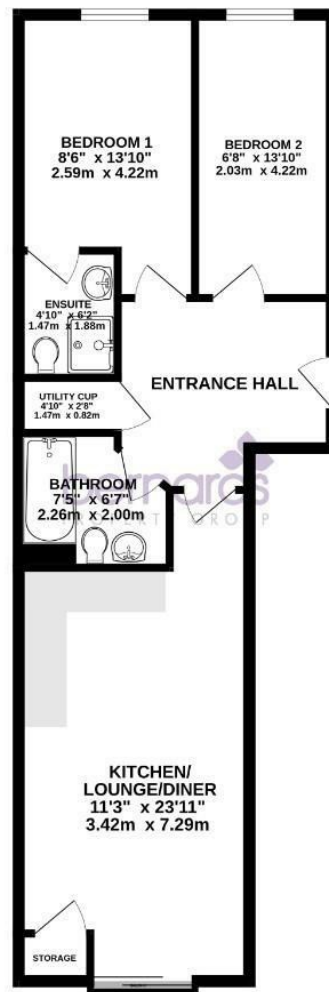
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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		

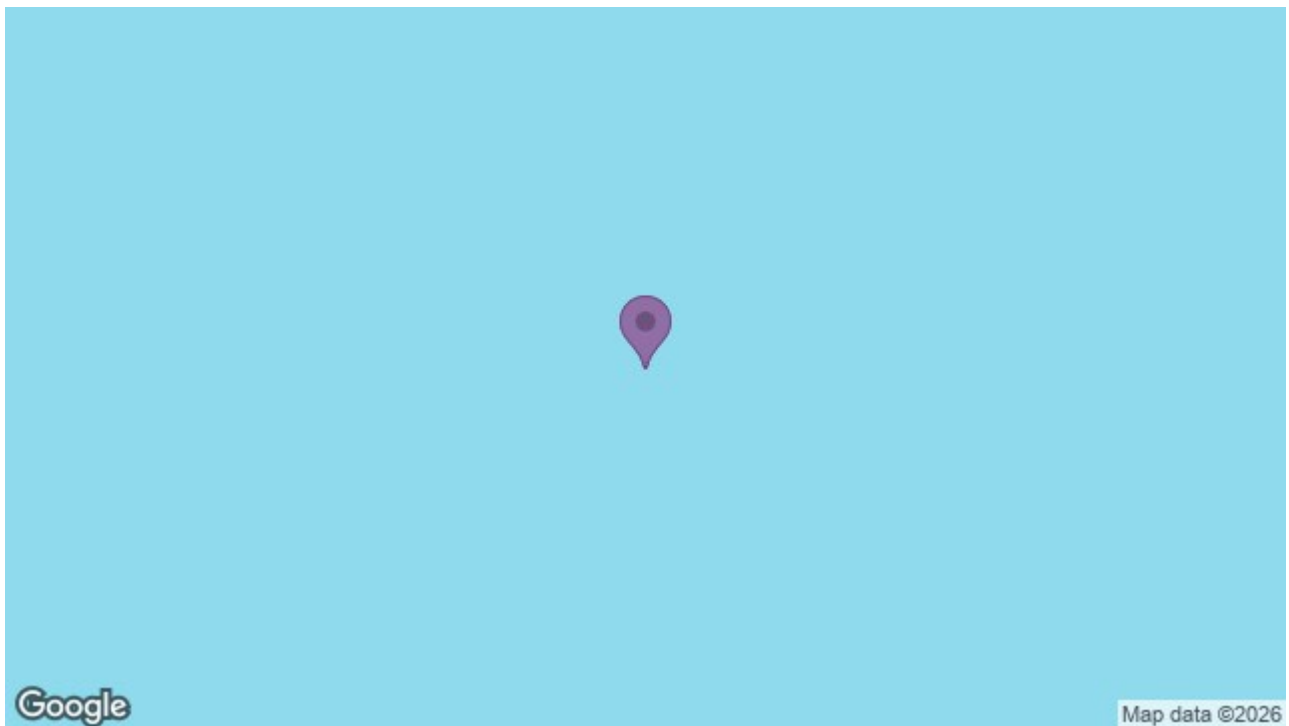


2ND FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA : 610 sq.ft. (56.7 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.
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