

£1,500 Per Month

Northbrook Close, Portsmouth PO1
4LR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM FAMILY HOME
- ❖ SPACIOUS THROUGHOUT
- ❖ OPEN PLAN KITCHEN DINER
- ❖ MODERN INTERIOR
- ❖ PARKING
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ REAR GARDEN
- ❖ AVAILABLE NOW
- ❖ GAS CENTRAL HEATING
- ❖ EPC RATING C

MORE PHOTOS TO FOLLOW

Welcome to this three-bedroom family home located on the desirable Northbrook Close in Portsmouth. This property offers a perfect blend of comfort and modern living, making it an ideal choice for families seeking a welcoming environment.

As you enter, you are greeted by a large living room that provides ample space for relaxation and family gatherings. The open-plan modern kitchen diner is a standout feature, designed to cater to both everyday meals and entertaining guests. This layout not only enhances the flow of the home but also allows for a bright and airy atmosphere, perfect for family life.

The property boasts three well-proportioned bedrooms, providing plenty of room for family members or guests. Upstairs, you will find a generously sized family bathroom, equipped to meet all your needs.

Additionally, the house includes a parking facility, ensuring convenience for you and your visitors. The location on Northbrook Close offers easy access local amenities, schools, and transport links.

Don't miss the chance to make this lovely property your new home.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

Right to Rent Checks

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

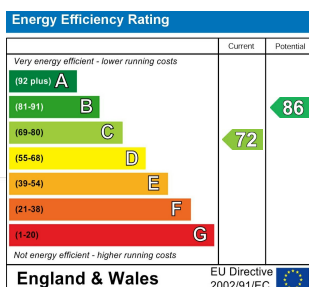
As well as paying the rent, you may also be required to make the following permitted payments.

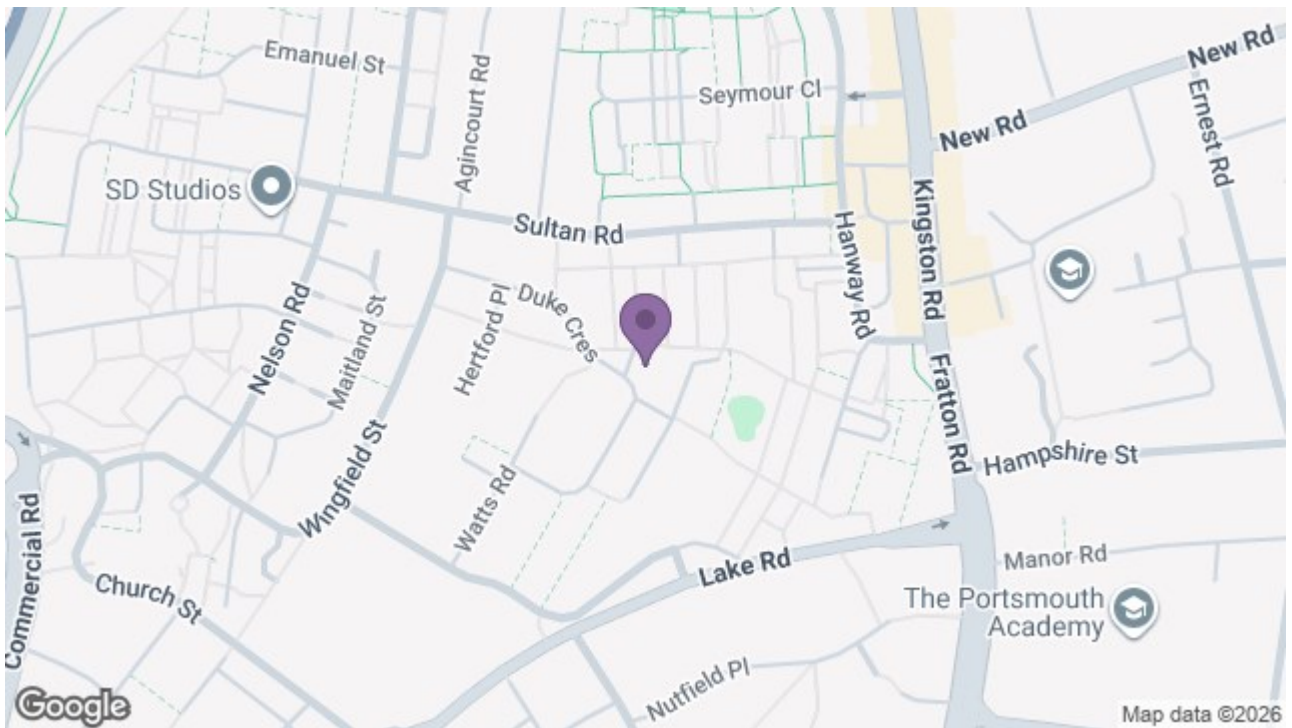
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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 e.g. 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.





129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

