

£950 PCM

Ocean Apartments, Southsea PO4  
ORW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ GAS CENTRAL HEATING BILLS INCLUDED
- ❖ SEAFRONT LOCATION
- ❖ FULLY FURNISHED
- ❖ TV INCLUDED
- ❖ FRIDGE/ FREEZER
- ❖ OPEN PLAN LOUNGE
- ❖ BREAKFAST BAR
- ❖ AVAILABLE NOW
- 12 MONTH TENANCY

**\*\*GAS CENTRAL HEATING BILLS INCLUDED\*\***

We are pleased to welcome to the market this spacious one bedroom apartment, located in the desirable location of St Helen's Parade, Southsea.

The property boasts an open plan lounge, kitchen/ diner featuring spacious living for a single professional or professional couple. The kitchen includes appliances such

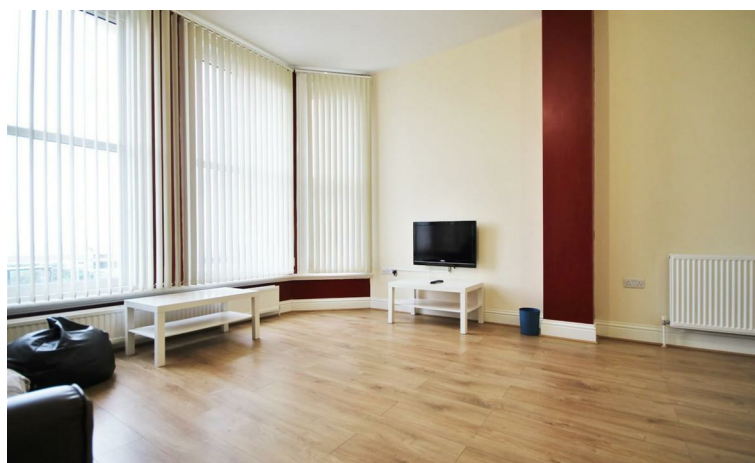
as kettle, microwave as well as a fridge and freezer. Moving onto the lounge area, there is a sofa, coffee table and TV fitted to the wall. This property allows the perfect space to relax and unwind. The bedroom is a double bedroom with a double bed, chest of drawers and desk included.

This property has gas central heating included and is offered furnished and available NOW!

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://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.

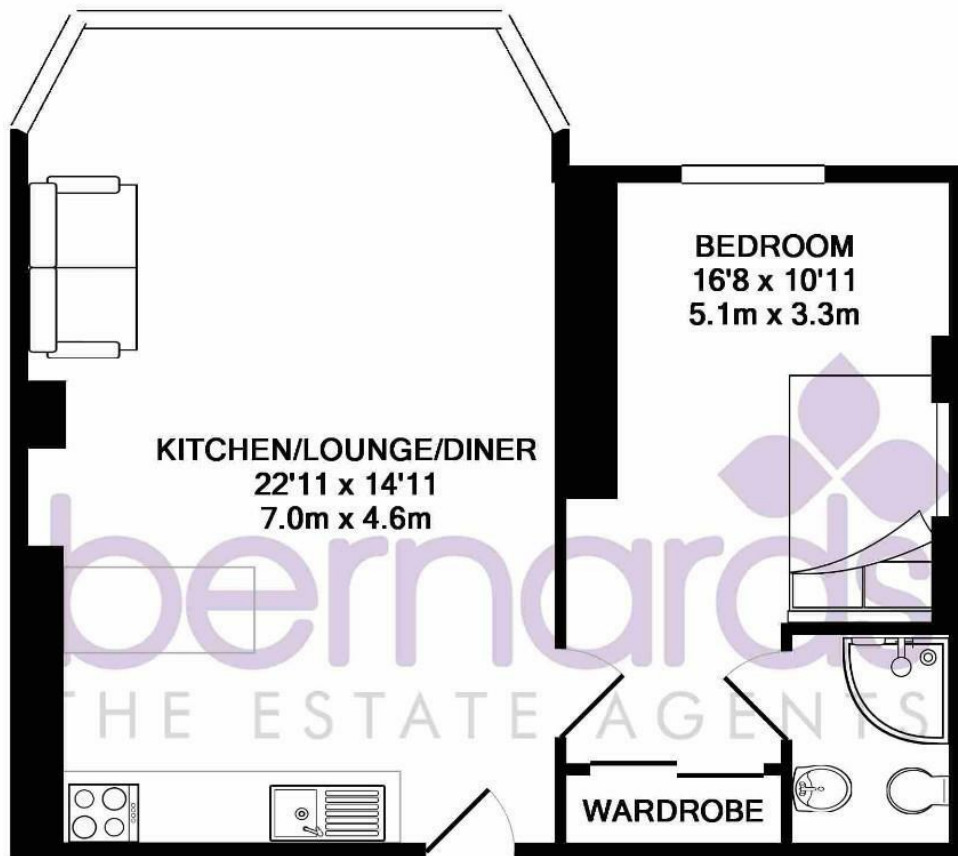
## Removal Quotes

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.



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		

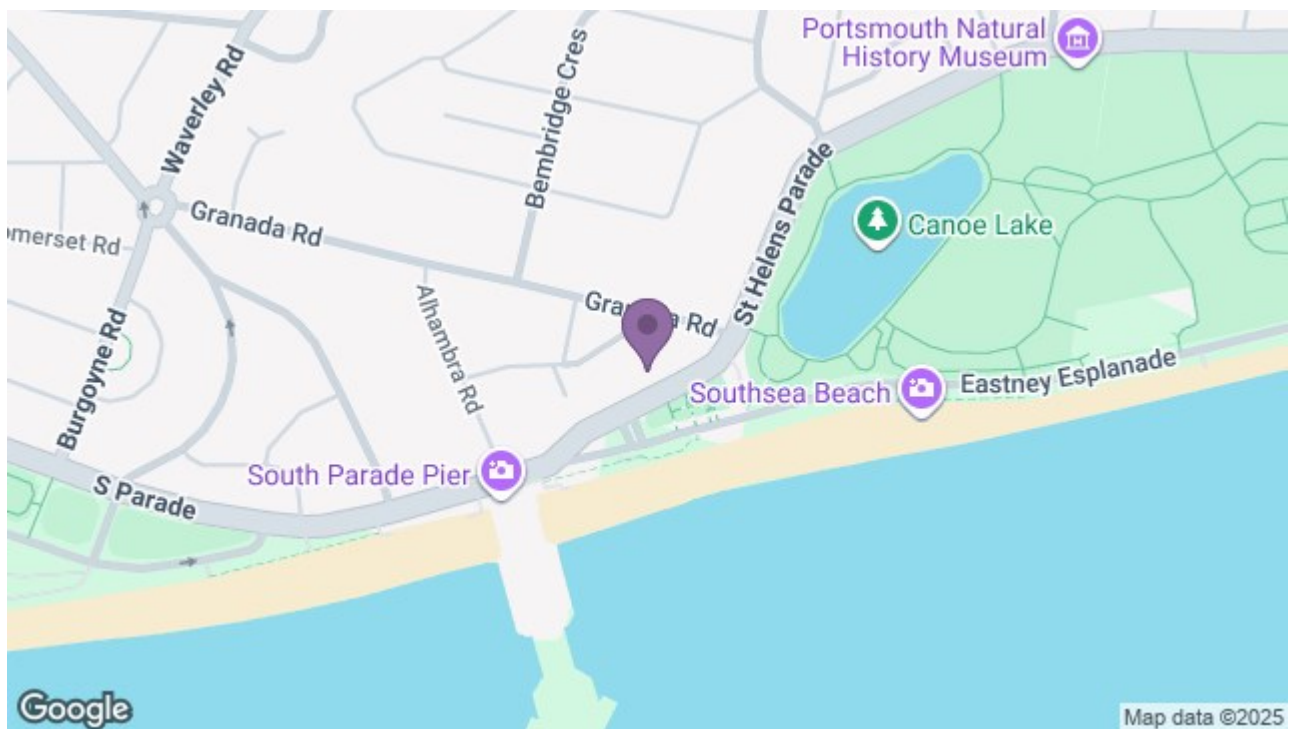




TOTAL APPROX. FLOOR AREA 511 SQ.FT. (47.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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