

£1,450 PCM

Marlborough House, Portsmouth
PO1 3GW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ FURNISHED
- ❖ WELL PRESENTED
- ❖ OPEN PLANNED LIVING AREA
- ❖ AVAILABLE FROM JANUARY 2027
- ❖ PARKING AVAILABLE
- ❖ MINUTES FROM GUNWHARF
- ❖ CLOSE TO TRANSPORT LINKS

ALLOCATED PARKING

A two bedroom apartment in the much requested Admiralty Quarter development, having the advantage of an allocated parking space and a Juliette balcony from the lounge.

The accommodation comprises of a spacious kitchen/lounge/diner which is finished to a wonderful standard, with a Juliette balcony.

Moving through, the property has two

spacious bedrooms, with the master benefitting from its own ensuite bedroom. Competing the property is the modern three piece bathroom

Further benefits include 24 hour concierge, lift access, fabulous communal gardens and a brilliant location moments from transport links and Gunwharf Quays!

Offered furnished.

Available from January 2027.

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





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PROPERTY INFORMATION

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.

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

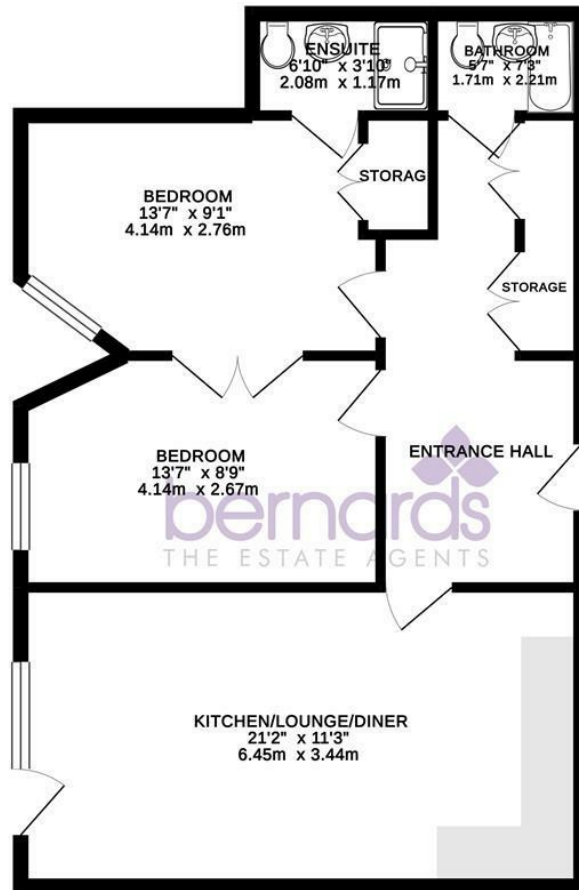
- rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination 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.

Council Tax Band D



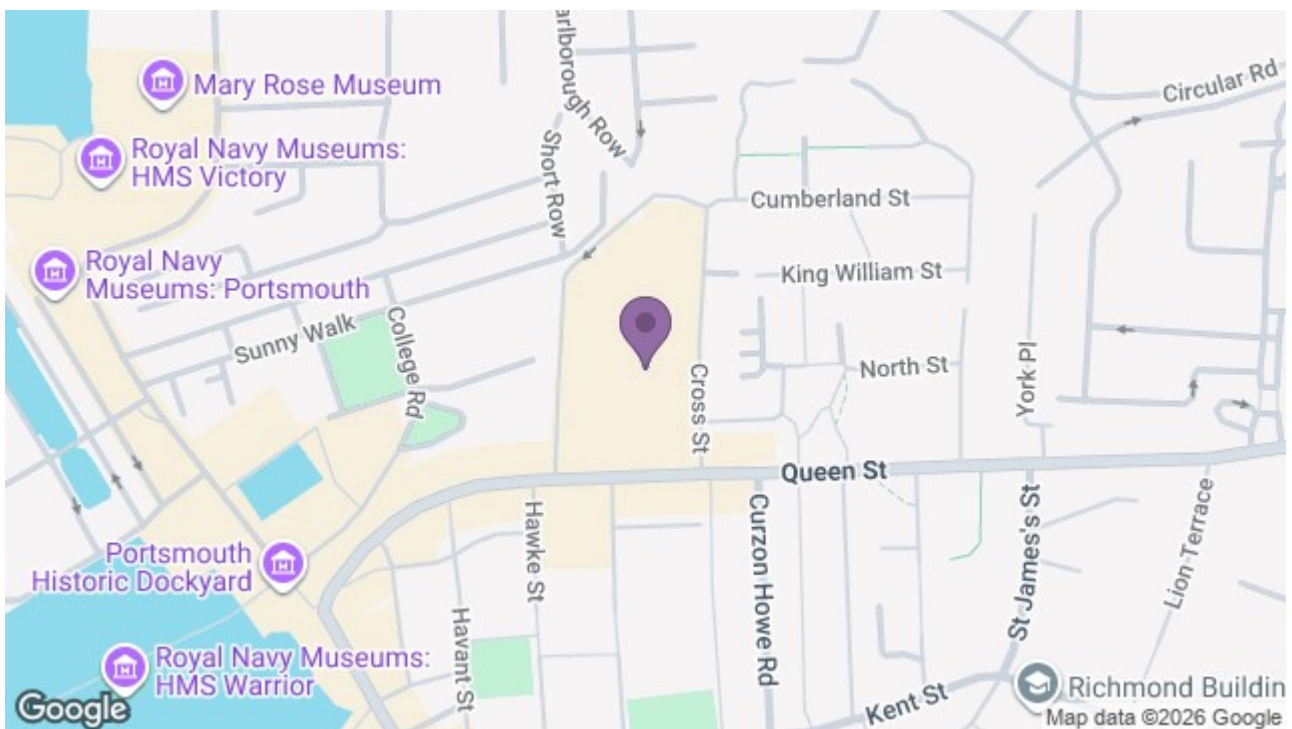
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	83	84
EU Directive 2002/91/EC		





TOTAL FLOOR AREA : 654 sq. ft. (60.8 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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