

£1,050 Per Month

London Road, Portsmouth PO2 9HE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ ALLOCATED PARKING
- ❖ SPACIOUS LAYOUT
- ❖ MODERN KITCHEN
- ❖ PART FURNISHED
- ❖ MODERN THROUGHOUT
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ STYLISH BATHROOM
- ❖ AVAILABLE NOW
- ❖ CALL TODAY 02392 728 090

Situated on London Road in the vibrant area of Hilsea, Portsmouth, this spacious one-bedroom apartment offers a delightful blend of modern living and convenience. Set within a charming conversion, the flat boasts a contemporary kitchen and bathroom, designed to meet the needs of today's lifestyle.

The generous living space is perfect for both relaxation and entertaining, providing a comfortable retreat from the hustle and bustle of city life. The property comes part furnished, allowing you the flexibility to add your personal touch and make it truly feel

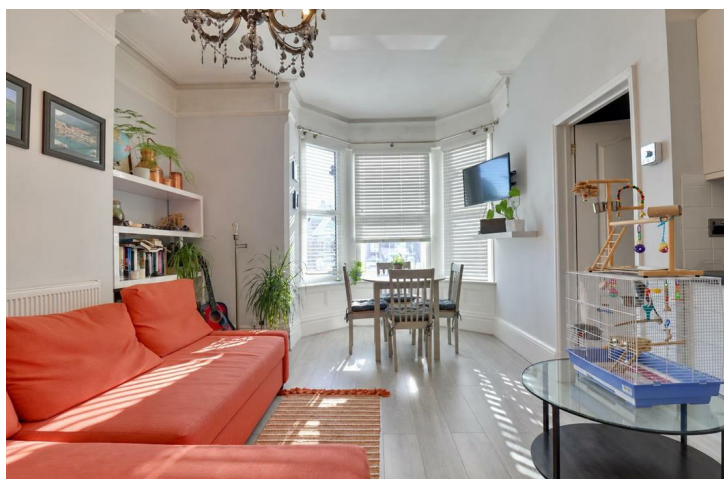
like home.

One of the standout features of this apartment is the allocated parking space at the rear, a rare find in such a bustling area, ensuring that you have a secure and convenient place for your vehicle.

This appealing flat will be available for occupancy in early November, making it an ideal choice for those looking to settle into a new home as the year draws to a close. With its prime location and modern amenities, this property is sure to attract interest from a variety of potential tenants. Don't miss the opportunity to make this lovely apartment your new home.

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





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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:

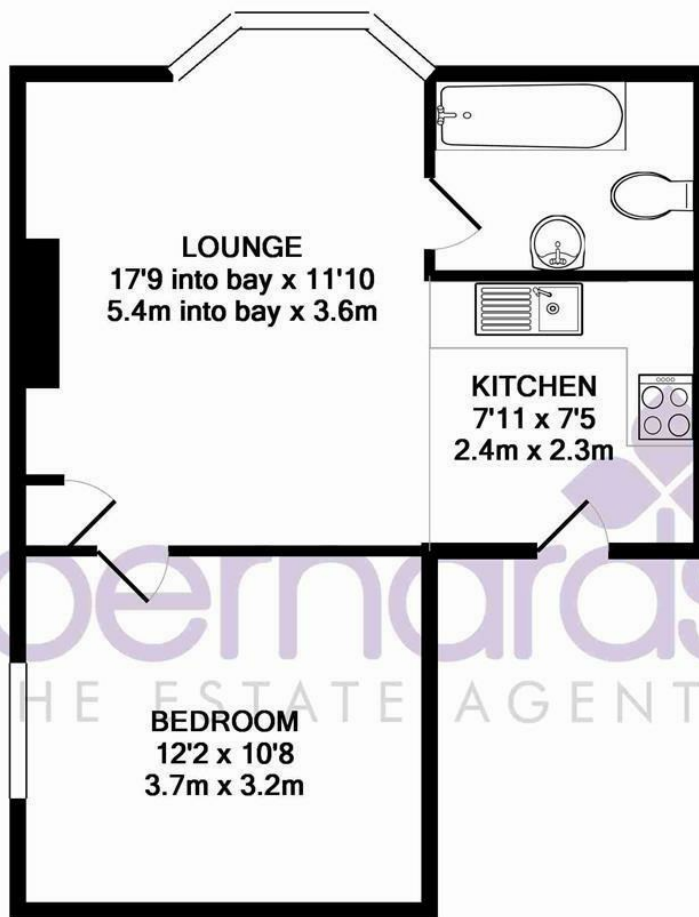
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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.

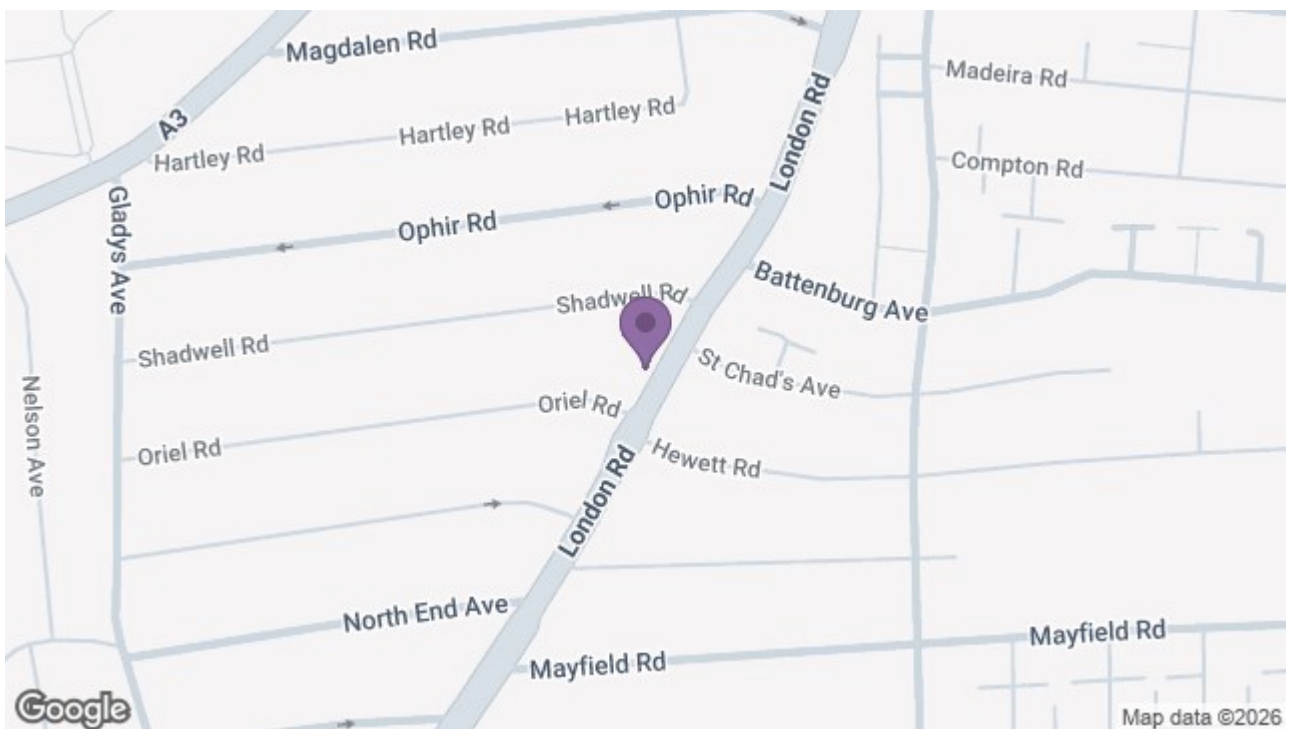


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	70	75
EU Directive 2002/91/EC		





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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