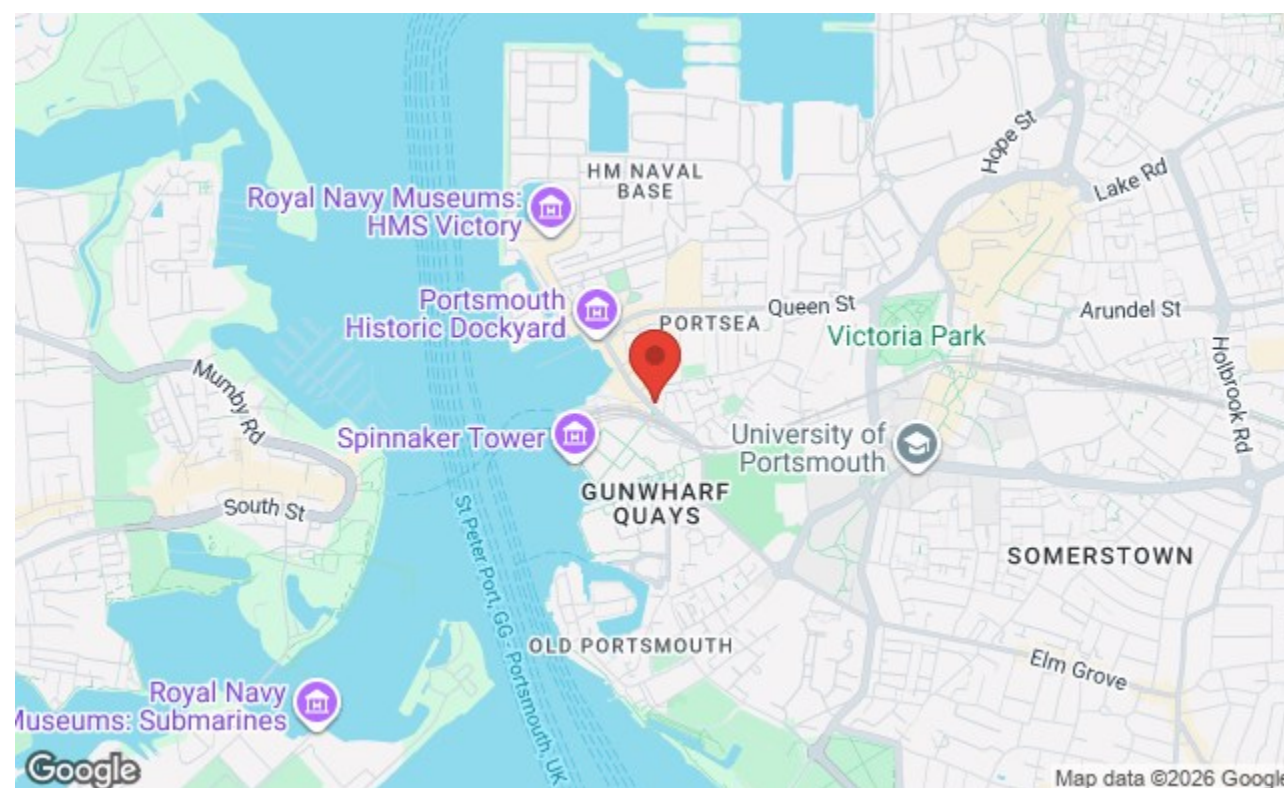




£850 PCM

Brunel House, Portsmouth PO1 3GY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MODERN STUDIO APARTMENT
- ❖ AVAILABLE OCTOBER
- ❖ ADJACENT TO GUNWHARF QUAYS & TRAIN/ BUS STATION
- ❖ FANTASTIC DOCKYARD LOCATION
- ❖ UNRIVALLED CITY AND SEA VIEWS
- ❖ ULTRA MODERN INTERIORS
- ❖ EN-SUITE BATHROOMS
- ❖ FITTED KITCHENS
- ❖ FITTED WASHER DRYER
- ❖ FURNISHED

Welcome to Brunel House, a studio flat located at The Hard in Portsmouth. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both students and professionals alike.

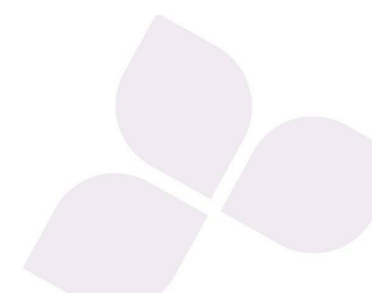
As you enter the flat, you will find a well-designed living space that is fully furnished to meet your needs. The studio features a comfortable bed, a built-in desk area for your studies or work, and a spacious wardrobe, providing ample storage for your belongings. The modern en suite shower room adds a touch of luxury, ensuring you have a private and stylish space to refresh yourself.

The flat is equipped with a television,

allowing you to unwind and enjoy your favourite shows after a long day. The overall atmosphere of the property is lovely, creating a welcoming environment.

Brunel House is available from October, making it a timely opportunity for those looking to settle into a new residence. Its prime location at The Hard means you will have easy access to local amenities, transport links, and the vibrant culture of Portsmouth.

Whether you are a student seeking a comfortable study space or a professional looking for a convenient living arrangement, this studio flat at Brunel House is sure to meet your expectations. Do not miss the chance to make this lovely property your new home.



Call today to arrange a viewing
02392728099
www.bernardsestates.co.uk

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.

COUNCIL TAX BAND A

Portsmouth City Council: £864.99 Hampshire Fire & Rescue: £45.14 Police and Crime Commissioner: £134.31 Total: £1110.57

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	76	76
(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	

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