

£1,300 Per Calendar Month

Elm Gardens, Southsea PO5 2FJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BRAND NEW DEVELOPMENT
- ❖ CENTRAL SOUTHSEA
- ❖ ONE BEDROOM APARTMENT
- ❖ FIRST FLOOR
- ❖ UNFURNISHED
- ❖ OPEN PLANNED LIVING
- ❖ BEAUTIFULLY PRESENTED
- ❖ INTERGRATED WHITE GOODS
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ MOVE IN FROM LATE JUNE

Welcome to this Brand new one-bedroom flat located in the heart of Southsea, This property is part of a brand new development, offering modern living in a vibrant community.

As you enter the flat, you will find a spacious reception room that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The well-proportioned bedroom offer ample space for comfortable living, making it an ideal choice for professionals. The flat also features a contemporary bathroom, designed with modern fixtures to enhance your daily routine.

One of the standout features of this property is its central location. Residents will enjoy easy access

to local amenities, including shops, cafes, and parks, all within a short stroll. The proximity to public transport links ensures that commuting to nearby areas is both convenient and efficient.

This unfurnished flat is ready for you to make it your own, allowing you to personalise the space to suit your style and preferences. With completion expected in June, you will soon have the opportunity to move into this delightful home.

Don't miss your chance to secure this property and enjoy all that Southsea has to offer.

Photos show the finish but not of the exact flat you will be securing.

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 Fee Act

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;

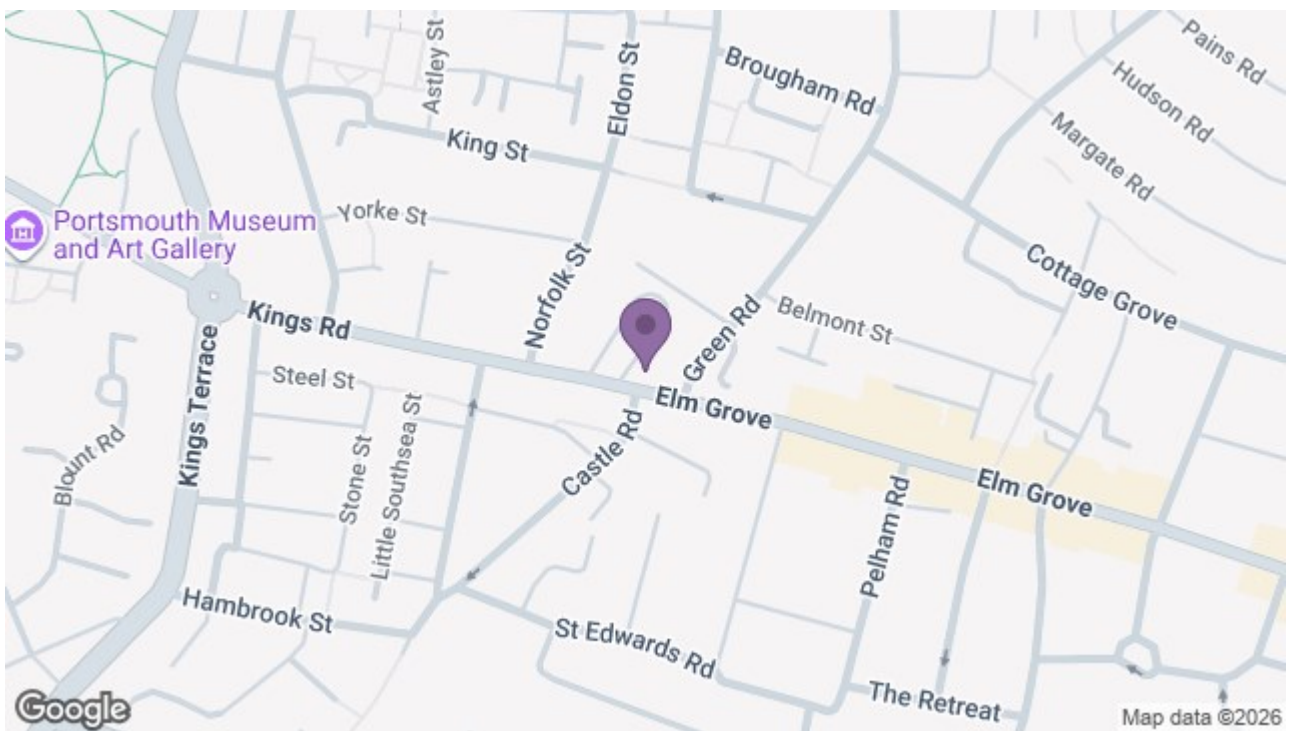
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy 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.

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	





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