

£825 Per Month

34-54 Arundel Street, Portsmouth
PO1 1NL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MODERN CONVERSION
- ❖ ONE BEDROOM
- ❖ MODERN KITCHEN
- ❖ SHOWER ROOM
- ❖ CENTRAL LOCATION
- ❖ DOUBLE GLAZING
- ❖ SPACIOUS THROUGHOUT
- ❖ AVAILABLE NOVEMBER
- ❖ CALL NOW 02392 728 090
- ❖ A MUST VIEW

Bernards Portsmouth are delighted to welcome to the market this modern one bedroom flat in the sought after location of Arundel Street, in central Portsmouth, Close to local shops and amenities with excellent transport links and walking distance to the local university.

The property offers one

bedroom, a kitchen/lounge and a modern shower room. Boasting a fantastic modern finish, double glazing and electric central heating, this property really does have everything.

We strongly recommend booking an early viewing to avoid disappointment.

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





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www.bernardsestates.co.uk



PROPERTY INFORMATION

BEDROOM ONE

12' x 6'4" (3.66m x 1.93m)
Upvc double glazed windows to front elevation, carpeted flooring, smooth walls and ceiling, 1x wall mounted heater.

LOUNGE/KITCHEN

11'10" x 11'9" (3.61m x 3.58m)
Upvc double glazed windows to rear elevation, oak laminate flooring and oak wood doors, 1x wall mounted heater, range of wall and base units, electric oven, inset spotlights, open plan.

BATHROOM

7'5" x 5'2" (2.26m x 1.57m)
Three piece bathroom suite, low level wc handwash basin, shower cubicle, half tiled wall surround, heated towel rail, inset spotlights, vinyl flooring.

STORAGE CUPBOARD

Storage cupboard with electric boiler enclosed.

Council Tax

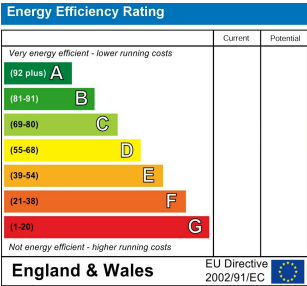
The local authority is Portsmouth City Council
BAND :A

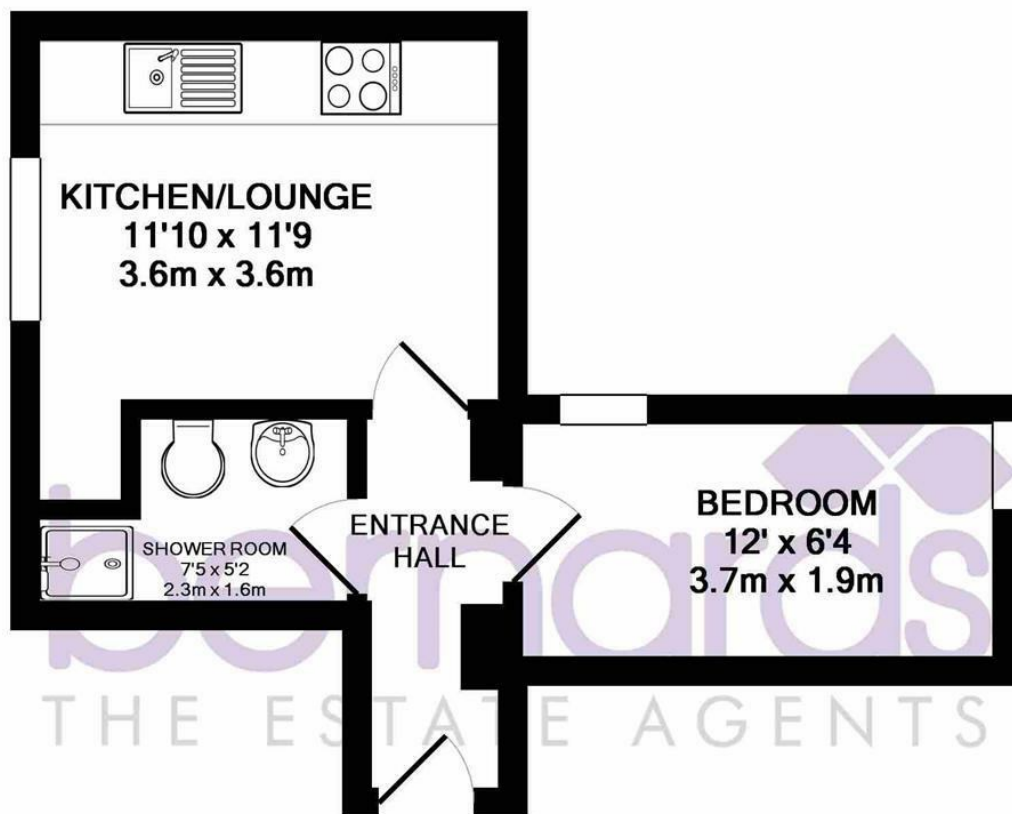
Tenant Fees 2019

Tenancies entered prior to 01st June 2019 fees still payable:
Renewal £100 plus VAT
Releasing a Reference to

new Agent or Landlord £25 plus VAT
Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019
Company Let £500 plus VAT
Change of agreement requested by tenant £50.00 including VAT
Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.

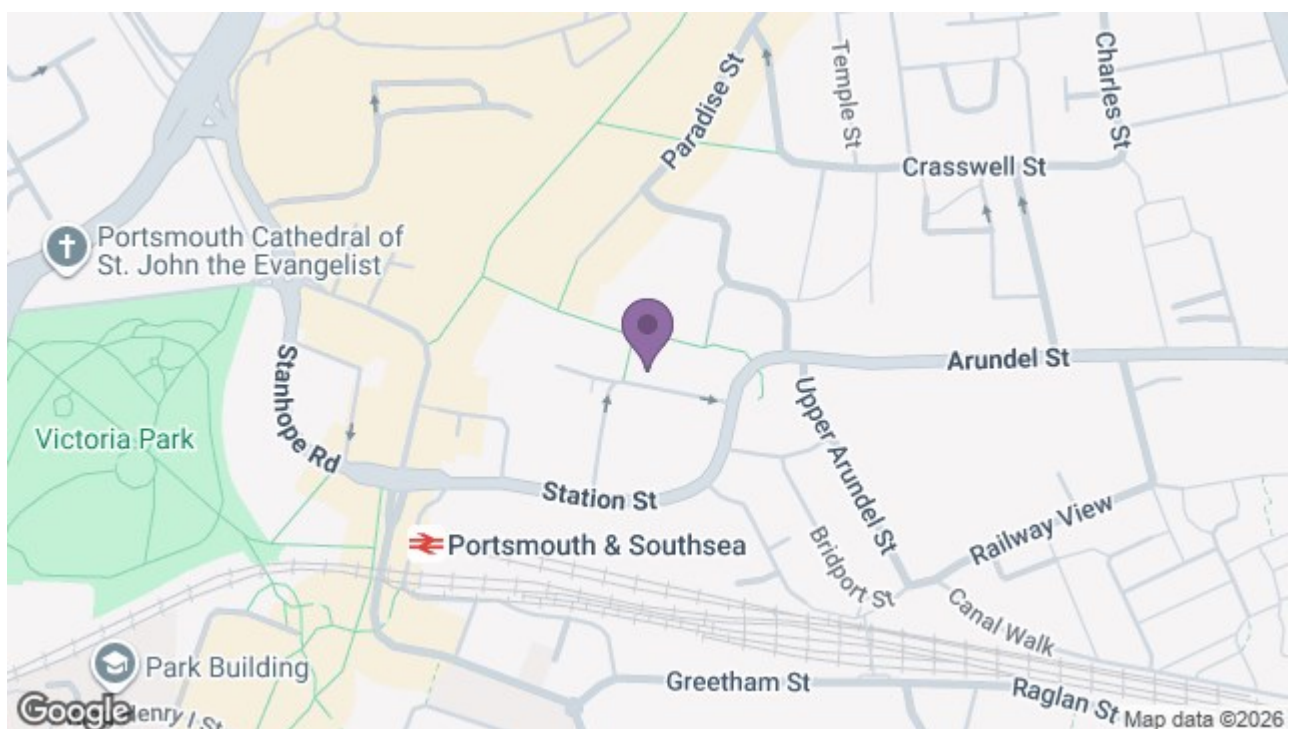




TOTAL APPROX. FLOOR AREA 257 SQ.FT. (23.9 SQ.M.)

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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129 London Road, Portsmouth, Hampshire, PO2 9AA

t: 02392 728090

