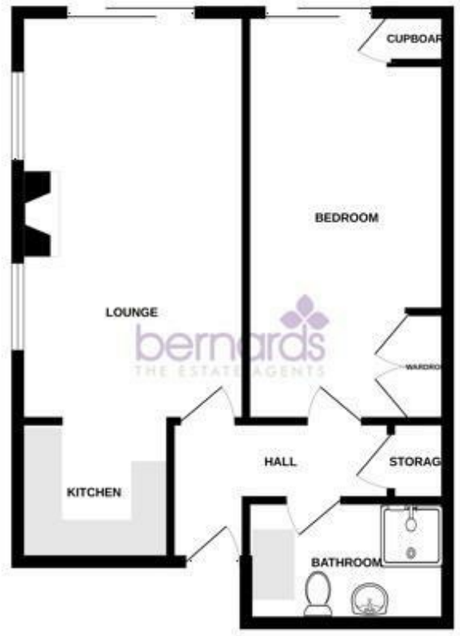
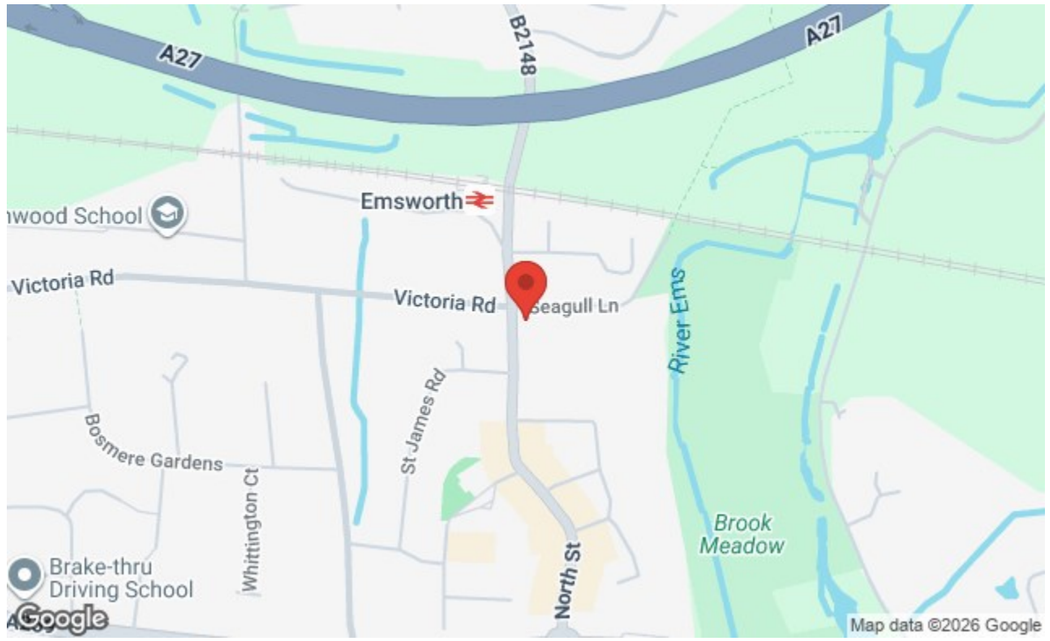
GROUND FLOOR





1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147

FOR SALE

£900 Per Month

North Street, Emsworth PO10 7BY

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ONE BEDROOM
- FIRST FLOOR
- OPEN PLAN
- DOUBLE BEDROOM
- FITTED KITCHEN
- WHITEGOODS INCLUDED
- PARKING AVAILABLE
- AVAILABLE NOW
- FITTED WARDROBES
- CLOSE TO LOCAL SHOPS

Situated in a convenient location, close to a variety of local shops and amenities, this well-presented first-floor property offers comfortable and spacious accommodation. The property benefits from a large lounge and a fitted kitchen, which comes equipped with white goods. Both the lounge and bedroom feature Juliet balconies, allowing plenty of natural light into the rooms and adding to the overall sense of space and openness.

Call today to arrange a viewing
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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.

RIGHT TO RENT

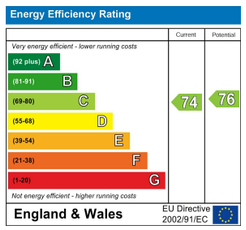
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.











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