£1,600 Per Calendar Month

Hereford Road, Southsea PO5 2DH

bernards
THE ESTATE AGENTS

2 1 1



## HIGHLIGHTS

- TWO BEDROOM APARTMENT
- FULLY FURNISHED & READY TO MOVE INTO
- AVAILABLE FROM DECEMBER
- CENTRAL SOUTHSEA LOCATION
- IDEAL PROPERTY FOR PROFESSIONALS
- SIX MONTH INITIAL TENANCY
- HIGH QUALITY FINISH
- WHITE GOODS INCLUDED
- SECOND FLOOR
- NEWLY REFURBISHED

Nestled on Hereford Road in the charming area of Southsea, this recently refurbished two-bedroom apartment offers a delightful living experience. Spanning an impressive 969 square feet, the property boasts a high-quality finish that is sure to impress.

As you step inside, you will find a beautifully designed space that is fully furnished, allowing you to move in without the hassle of purchasing additional items. The property comes complete with all essential amenities, including plates, linen, and cutlery, making it truly ready for immediate occupancy.

This residence is ideal for professionals seeking a comfortable and stylish home in a vibrant community. With its modern touches and thoughtful design, this apartment provides a perfect blend of convenience and elegance.

Do not miss the opportunity to make this exceptional property your new home.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk











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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:

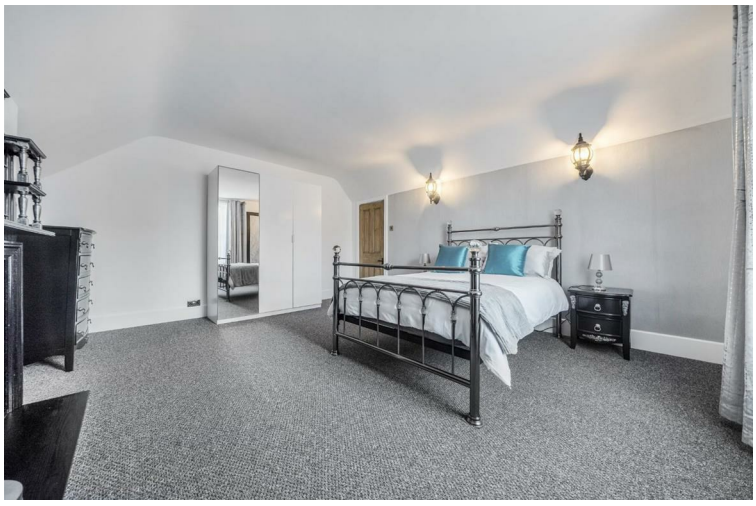
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
·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

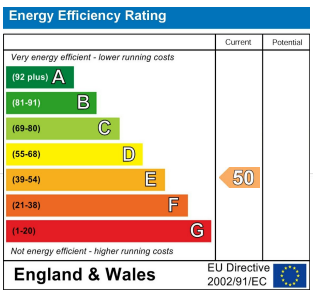
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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









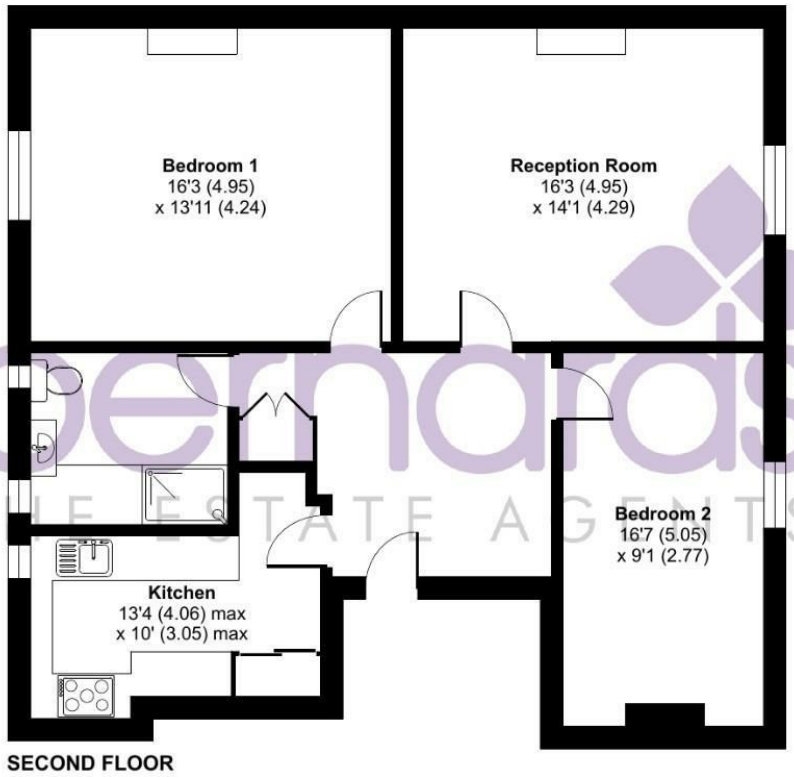



Scan here to see all our properties for sale and rent

# Hereford Road, Southsea, PO5

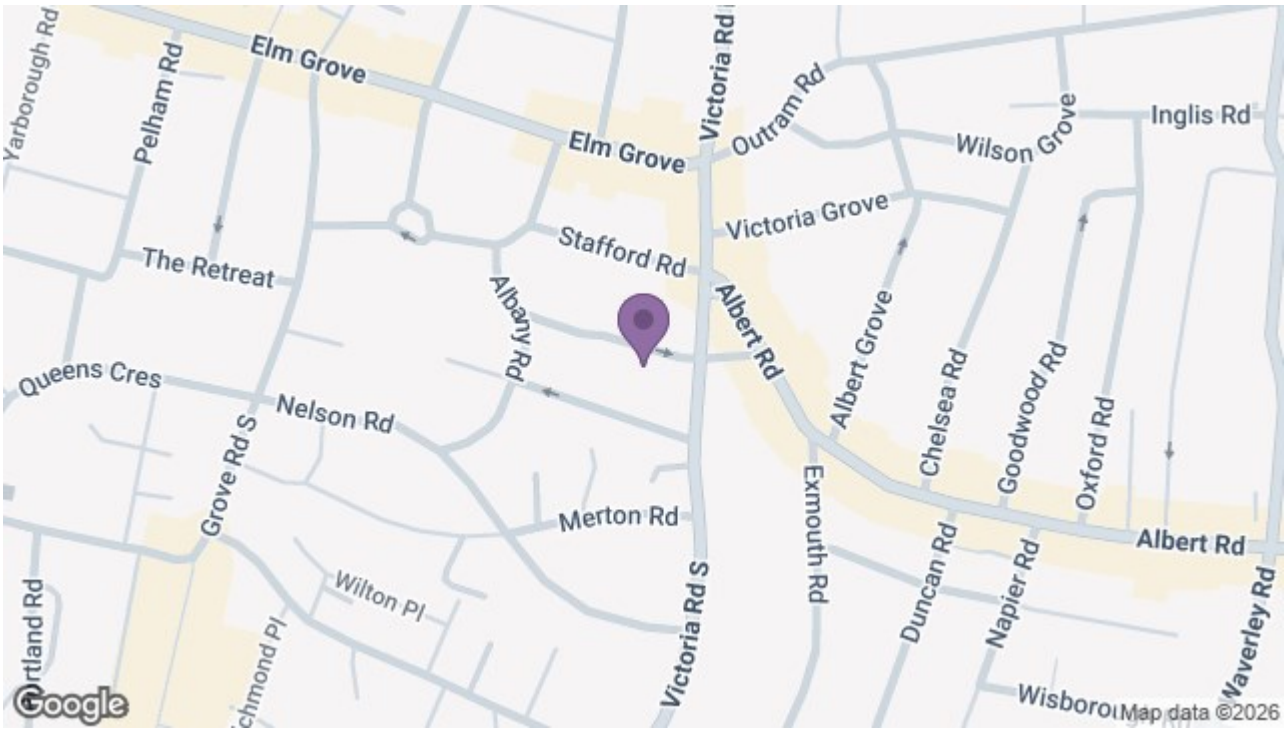
Approximate Area = 938 sq ft / 87.1 sq m

For identification only - Not to scale




SECOND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1361242




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