

£1,250 Per Calendar Month

St. Stephens Road, Portsmouth PO2
7EW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ MODERN FEEL THROUGHOUT
- ❖ OPEN PLAN STYLE KITCHEN/
LIVING/ DINER
- ❖ DOUBLE BEDROOMS
- ❖ CLOSE TO LOCAL TRANSPORT
LINKS
- ❖ FRATTON LOCATION
- ❖ SPACIOUS LIVING
- ❖ AVAILABLE JULY
- ❖ UNFURNISHED

Welcome to this charming property located on St. Stephens Road in the vibrant city of Portsmouth. This delightful flat boasts a modern design and is perfect for those seeking a comfortable and stylish living space.

Internally the apartment offers a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The property features two cosy bedrooms, offering a peaceful retreat for a good night's sleep. The bathroom is well-appointed, providing convenience and comfort for the residents.

This purpose-built flat spans an impressive 958 sq ft, providing ample space for all your needs. Built in 2023, the property offers a contemporary feel with all the modern amenities you could desire.

Located in a convenient area, this flat is close to local amenities, transport links, and recreational facilities, making it a fantastic choice for anyone looking to enjoy the best that Portsmouth has to offer.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and experience the charm of St. Stephens Road for yourself.

Call today to arrange a viewing
02392 728090
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.

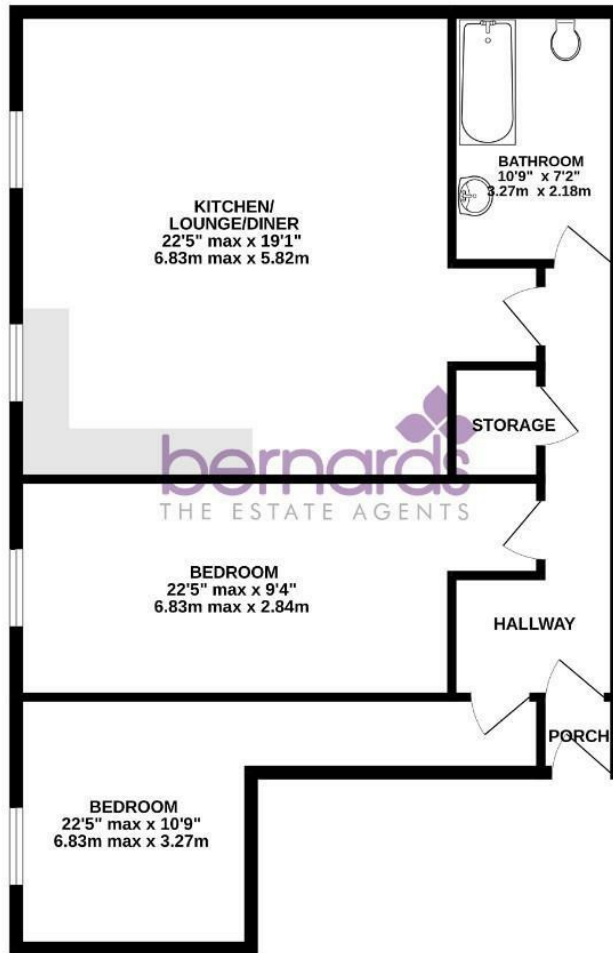
Council Tax Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	56
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

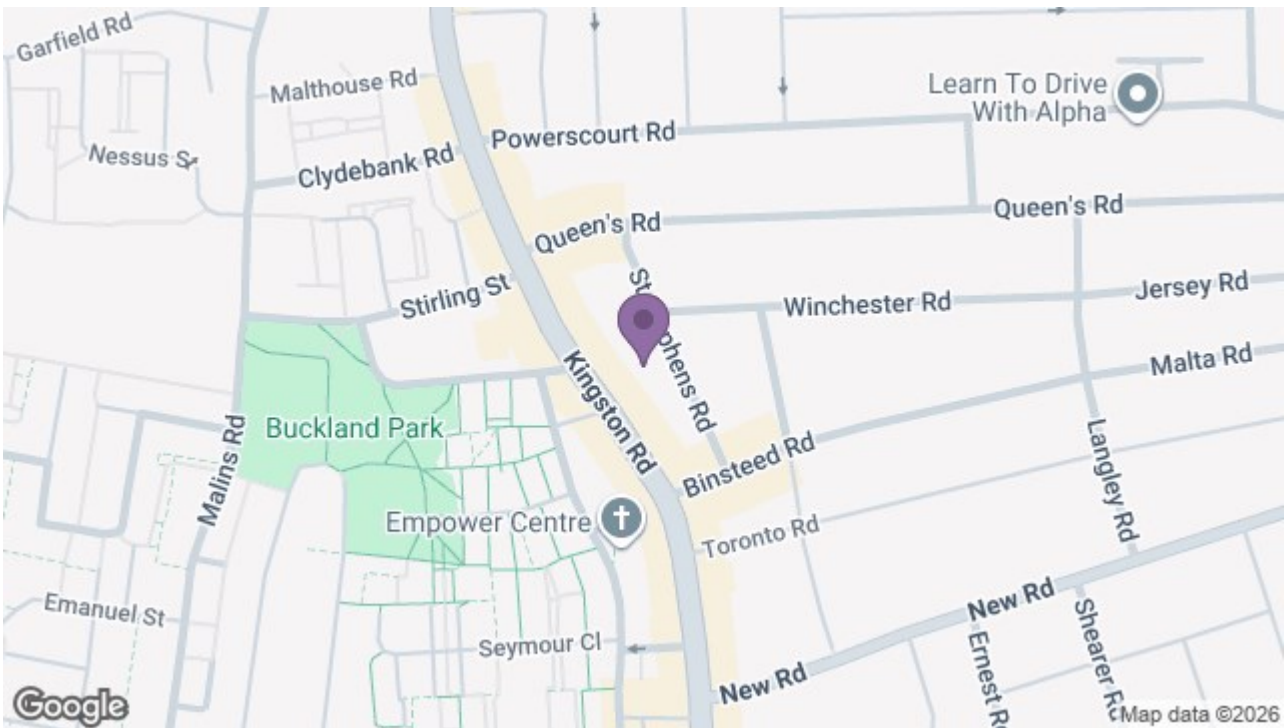


3RD FLOOR
909 sq.ft. (84.4 sq.m.) approx.



TOTAL FLOOR AREA : 909 sq.ft. (84.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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