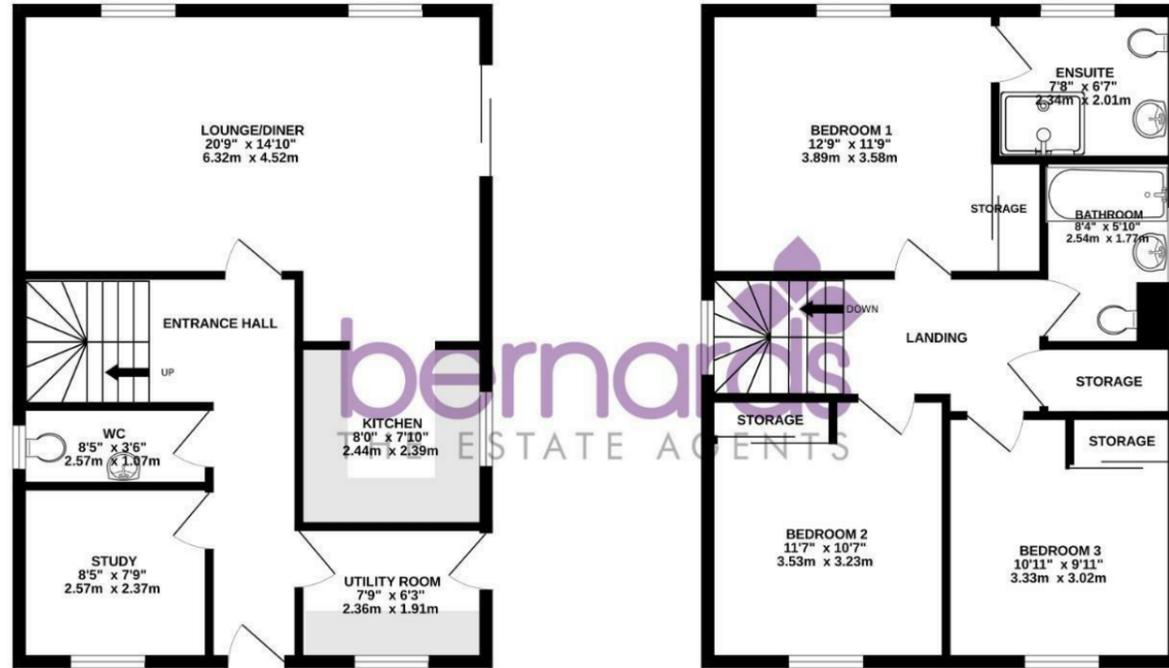


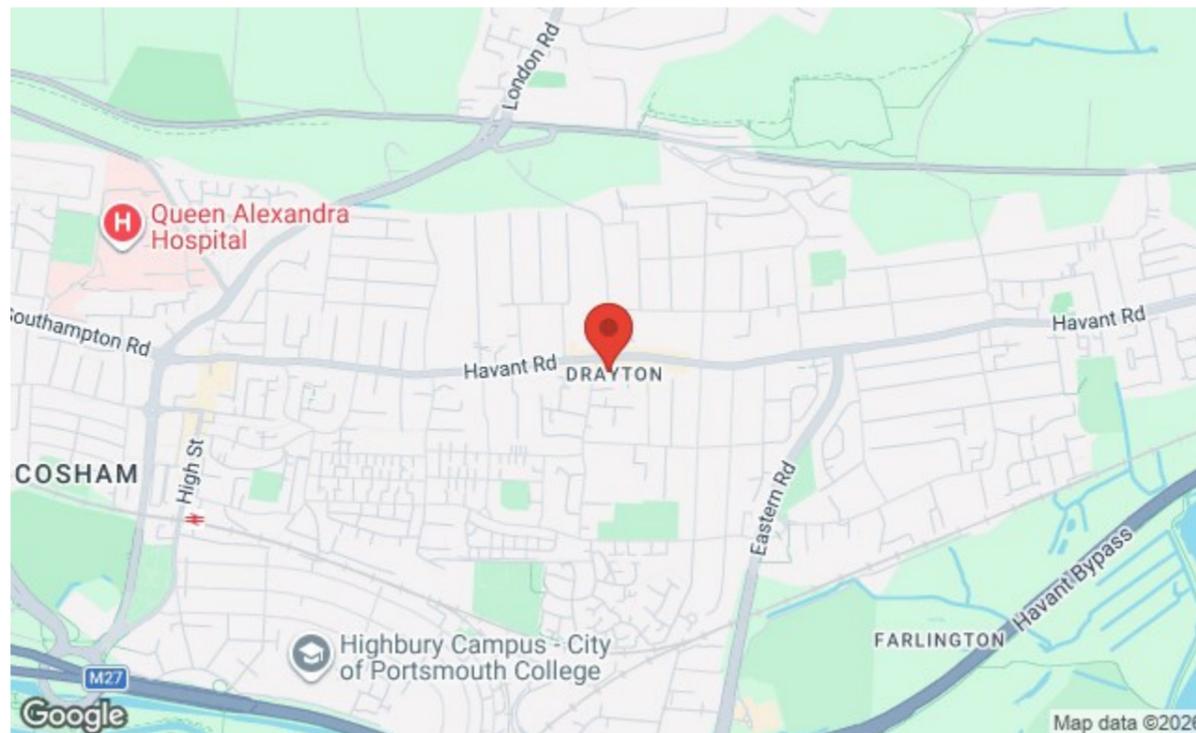
GROUND FLOOR
598 sq.ft. (55.6 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



TOTAL FLOOR AREA: 1192 sq.ft. (110.8 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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TO LET

£2,150 Per Calendar Month

Aldsworth Close, Portsmouth PO6 1EG

bernards
THE ESTATE AGENTS



3 2 1

HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ DETACHED
- ❖ TWO PARKING SPACES
- ❖ TWO BATHROOMS
- ❖ MODERN DECOR
- ❖ AIR SOURCE HEAT PUMP
- ❖ HIGH SPECIFICATION
- ❖ SOUGHT AFTER LOCATION
- ❖ AVAILABLE END OF MARCH
- ❖ EN-SUITE

We are thrilled to welcome to the lettings market, this beautiful three bedroom bespoke build property, situated on Merrion Close, a newly created mews in Drayton within a five minute walk of the Havant Road in Drayton

Externally, this property enjoys prominence as one of only four on a private road, allowing for enhanced privacy and excellent parking, offering two spaces with the addition of an EV charging point. The homes heating is via an Air Source Heat Pump System, which transfers heat from the outside air to water, which heats the rooms via radiators.

The lounge/diner is an excellent, bright and airy space and is the perfect space to

entertain, with a beautiful patio doors, flooding the room with natural light. The kitchen area is also finished to a modern standard, with integrated appliances and modern work surfaces. The ground floor of the home is completed by the study, utility room and and w.c, all of which add excellent practicality.

Three double bedrooms occupy the first floor each of which each enjoy built in storage, with the master also benefitting from a luxury ensuite.

The property has a landscaped garden, with a lawn and beautiful patio.

We strongly recommend booking an internal viewing to fully appreciate this beautiful, new build home.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE/DINER
20'9" x 14'10" (6.32m x 4.52m)

KITCHEN
7'10" x 8" (2.39m x 2.44m)

UTILITY ROOM
6'3" x 7'9" (1.91m x 2.36m)

STUDY
7'9" x 8'5" (2.36m x 2.57m)

W.C
8'5" x 3'6" (2.57m x 1.07m)

BEDROOM ONE
11'9" x 12'9" (3.58m x 3.89m)

ENSUITE
7'8" x 6'7" (2.34m x 2.01m)

BEDROOM TWO
10'7" x 11'7" (3.23m x 3.53m)

BEDROOM THREE
10'11" x 9'11" (3.33m x 3.02m)

BATHROOM
8'4" x 5'10" (2.54m x 1.78m)

COUNCIL TAX BAND TBC

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

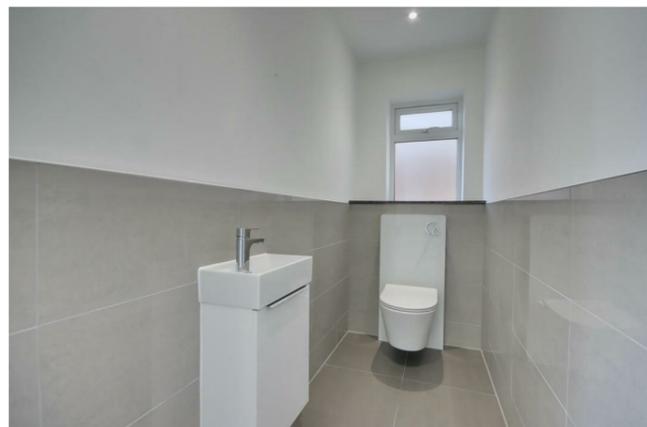
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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	84	93
(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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