

TOTAL APPROX. FLOOR AREA 648 SQ.FT. (60.2 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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TO LET

£1,100 PCM

Lord Montgomery Way, Portsmouth



Bernards Southsea are delighted to welcome to the rental market, this fantastic two bedroom apartment, located in the sought after Charter House, in very close proximity to Portsmouth University is accessed via a lift and comprises of two double bedrooms, a spacious lounge/diner and a modern fitted kitchen

Situated ideally for student and available in October 2026, this spacious apartment

- CLOSE TO TRANSPORT
- CLOSE TO UNIVERSITY
- TWO DOUBLE BEDROOMS
- THREE PEICE BATHROOM
- RAISED LOUNGE
- MODERN FITTED KITCHEN
- CENTRAL LOCATION
- CLOSE TO LOCAL AMENITIES
- NEUTRALLY DECORATED
- A MUST VIEW

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	54
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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PROPERTY DETAILS

LOUNGE 12'5" X 15'7" (3.78M X 4.75M)

Wooden flooring, smooth walls and ceilings, raised level lounge, radiator, power points, access to kitchen, windows to the front elevation

KITCHEN 11'2" X 8'11" (3.40M X 2.72M)

Wooden flooring, smooth walls and ceiling, matching range of base and wall units, with contrasting work surfaces, integrated electric oven and hob with stainless steel extractor fan, space and plumbing for appliances, window to the rear elevation

BEDROOM 11'1" X 12'8" (3.38M X 3.86M)

Carpet flooring, smooth walls and ceilings, tall ceilings, radiator, power points, windows to the front elevation

BEDROOM 11'10" X 10'3" (3.61M X 3.12M)

Carpet flooring, smooth walls and ceilings, tall ceilings, radiator, power points, windows to the front elevation

BATHROOM 8'8" X 4'9" (2.64M X 1.45M)

Vinyl flooring, panel bath with shower over, wash basin, toilet and tiled splash backs, window to the rear elevation

TENANT FEES 2021

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.

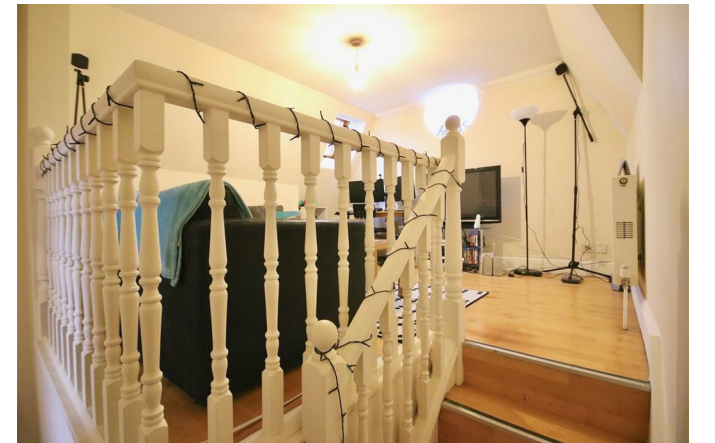
REMOVAL QUOTE

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.

RIGHT TO RENT CHECKS

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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