

£1,250 PCM

The Crescent, Gunwharf Quays,
Portsmouth PO1 3SZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ WELL PRESENTED
- ❖ MODERN KITCHEN
- ❖ MODERN BATHROOM
- ❖ NEUTRALLY DECORATED
- ❖ VIEWS ACROSS OLD PORTSMOUTH
- ❖ AVAILABLE LATE SEPTEMBER
- ❖ GUNWHARF QUAYS
- ❖ BALCONY
- FULLY FURNISHED

Nestled in the heart of Gunwharf Quays, this delightful one bedroom apartment in The Crescent building offers a perfect blend of modern living and stunning views. The property boasts a well-designed layout, featuring a spacious reception room that opens onto a charming balcony, ideal for enjoying the fresh air and picturesque surroundings.

The apartment is fully furnished, ensuring a comfortable and stylish living experience from the moment you move in. The contemporary white gloss kitchen is equipped with essential white goods, making it both practical and aesthetically pleasing. The modern finish throughout the flat enhances its appeal, creating a welcoming atmosphere for residents.

Situated in central Gunwharf, this property benefits from a vibrant community with an array of shops, restaurants, and leisure facilities right on your doorstep. Whether you are looking to enjoy a leisurely stroll along the waterfront or indulge in the local dining scene, this location has it all.

Available from late September, this purpose-built flat is an excellent opportunity for those seeking a convenient and stylish home in one of Portsmouth's most sought-after areas. Don't miss the chance to make this lovely apartment your new residence.

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





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PROPERTY INFORMATION

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.

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:

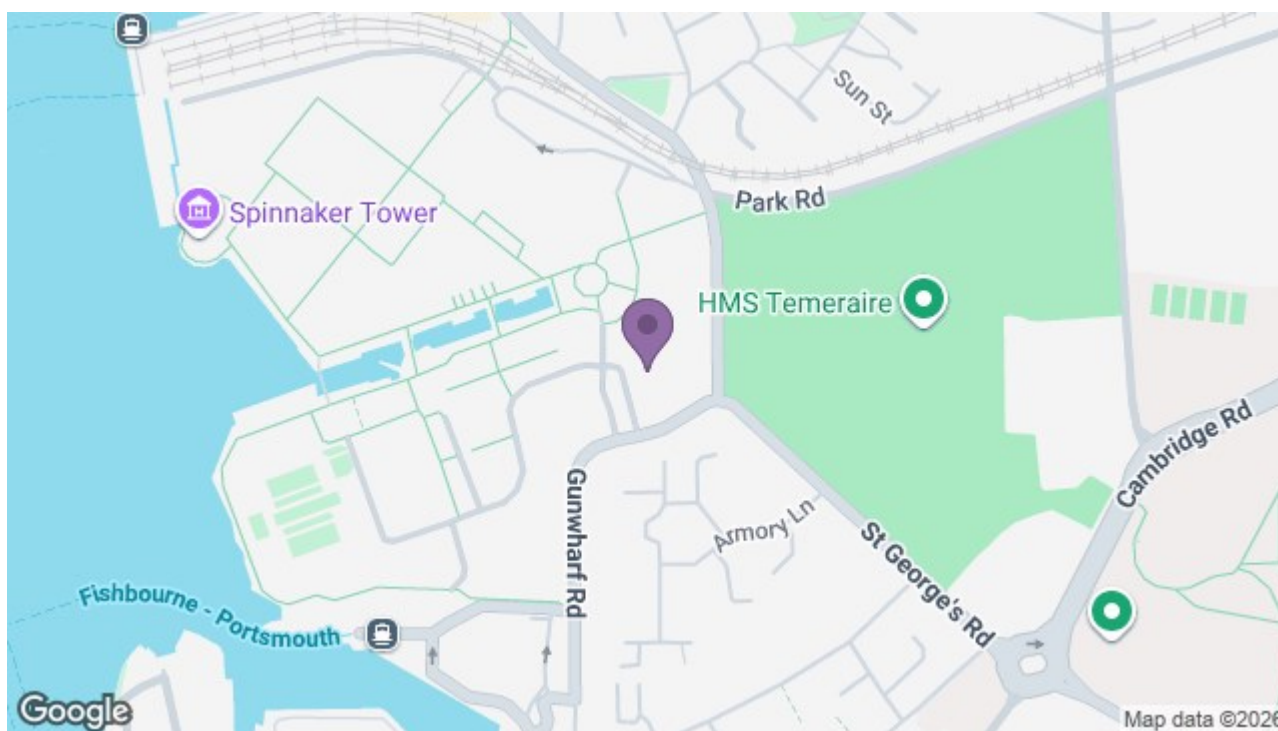
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	74	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





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