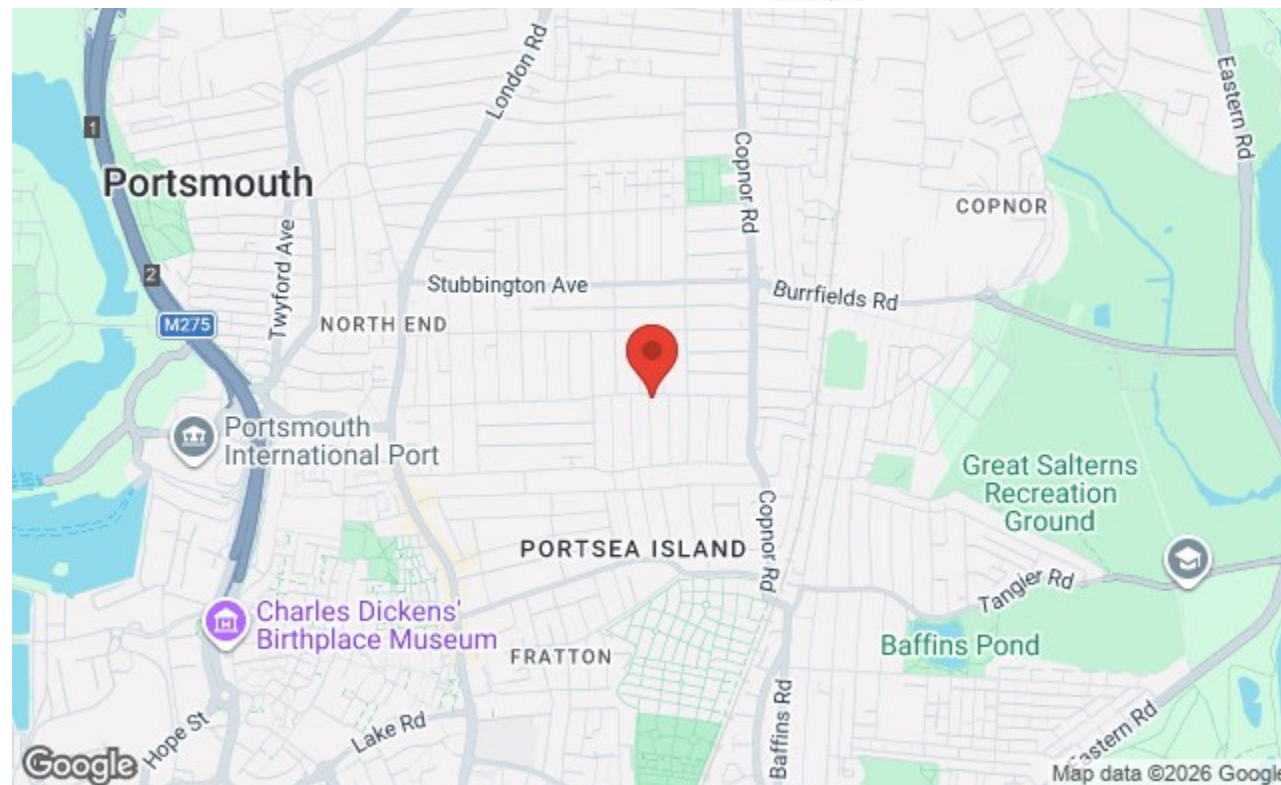


GROUND FLOOR



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 misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
Map data ©2023



£975 PCM

Chichester Road, Portsmouth PO2 0AU

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ OFF ROAD PARKING SPACE
- ❖ HUGE BEDROOM
- ❖ FURNISHED
- ❖ SPACIOUS LOUNGE
- ❖ LARGE BAY WINDOW
- ❖ CENTRAL LOCATION
- ❖ MODERN THROUGHOUT
- ❖ AVAILABLE END OF AUGUST
- ❖ LONG TERM
- ❖ IDEAL FOR SINGLE OCCUPANT OR COUPLE

We are delighted to present this furnished, one-bedroom first-floor flat, situated on Chichester Road in the popular North End area of Portsmouth.

The property offers modern and comfortable accommodation throughout, comprising a spacious living room, a generous double bedroom, and a contemporary kitchen. Further benefits include allocated parking gas central heating.

The layout features a bright and airy lounge with a large bay window overlooking the front of the property,

while the kitchen and bathroom are centrally positioned. To the rear, the spacious double bedroom provides a quiet and private retreat.

Ideally located in the heart of Portsmouth, the property enjoys excellent transport connections, with easy access to the motorway network, Portsmouth city centre, and a wide range of local shops, amenities, and services.

This property would be ideal for a single professional or couple seeking modern accommodation in a convenient location.



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

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

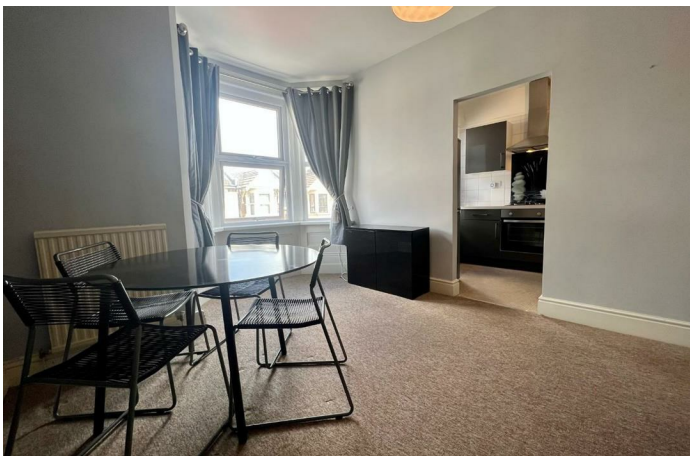
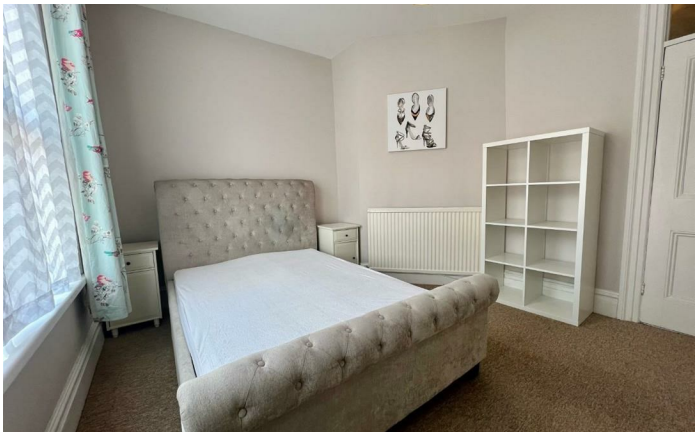
· Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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.

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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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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