

£1,450 PCM

Admiralty Road, Portsmouth PO1  
3GW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ TWO BATHROOMS
- ❖ CLOSE TO GUNWHARF
- ❖ OPEN PLAN LIVING
- ❖ LIFT ACCESS
- ❖ FURNISHED
- ❖ IDEAL FOR PROFESSIONALS
- ❖ BUILT IN STORAGE
- ❖ CONCIERGE ACCESS
- ❖ ALLOCATED PARKING IN SECURE CAR PARK

We are pleased to offer to let this beautifully presented apartment in the highly desired Admiralty Quarter development and overlooking the historic dockyard.

The property benefits from modern flooring throughout and being fully furnished with electric heating, double glazing and white goods included.

There is also a private balcony

ideal for alfresco dining, access to a 24 hour concierge, bike store, and landscaped communal gardens.

Offered with allocated parking.

We strongly recommend booking an internal viewing!

\*\*\*Please note that the photos shown are of another flat, yet the layout and finish is identical\*\*\*

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

**KITCHEN/LOUNGE/DINER** 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);

**BALCONY**

**BEDROOM ONE**

**ENSUITE**

**BEDROOM TWO**

**BATHROOM**

## 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);

- 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

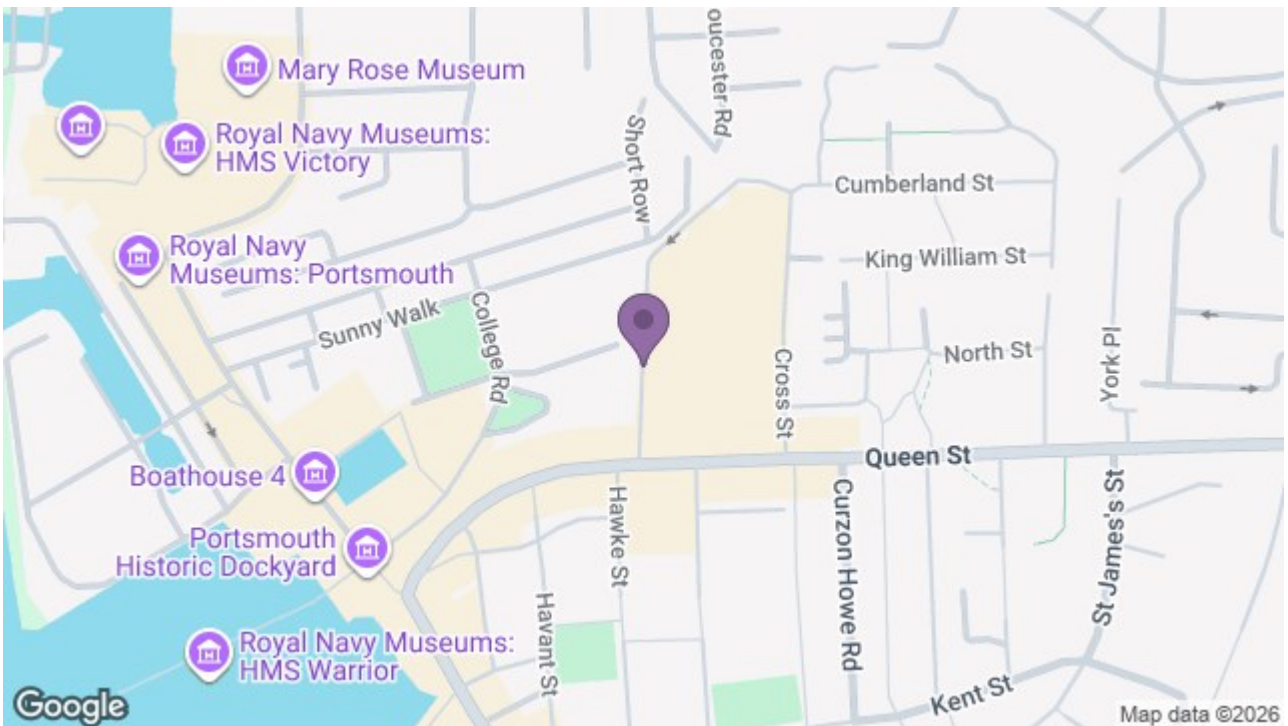
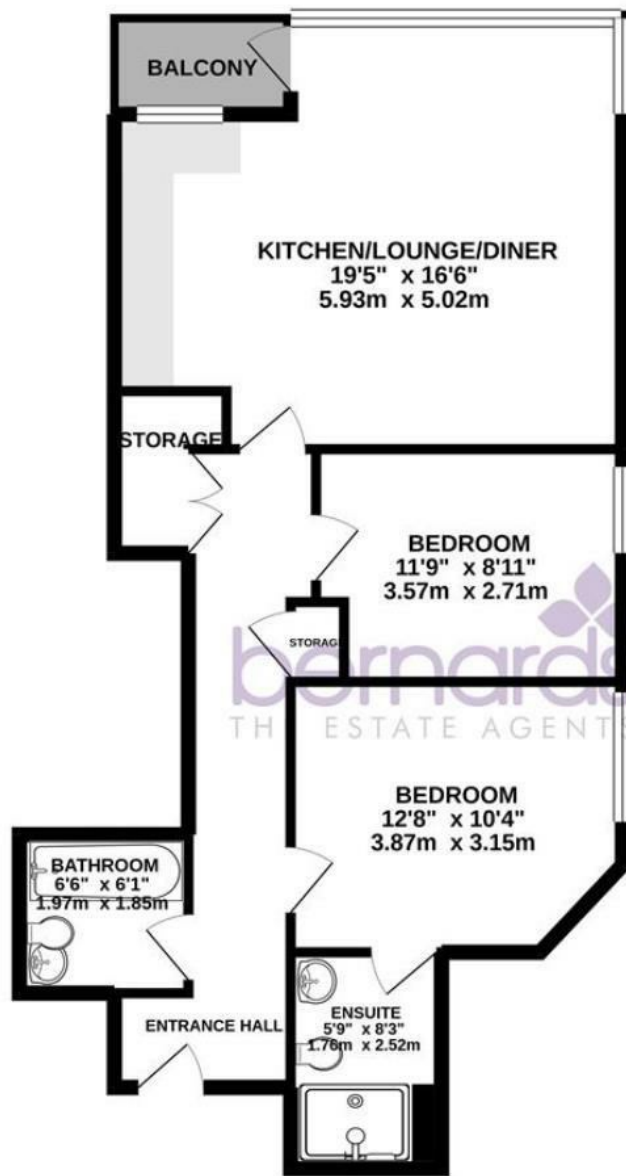
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## Council Tax Band D



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





8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974

