

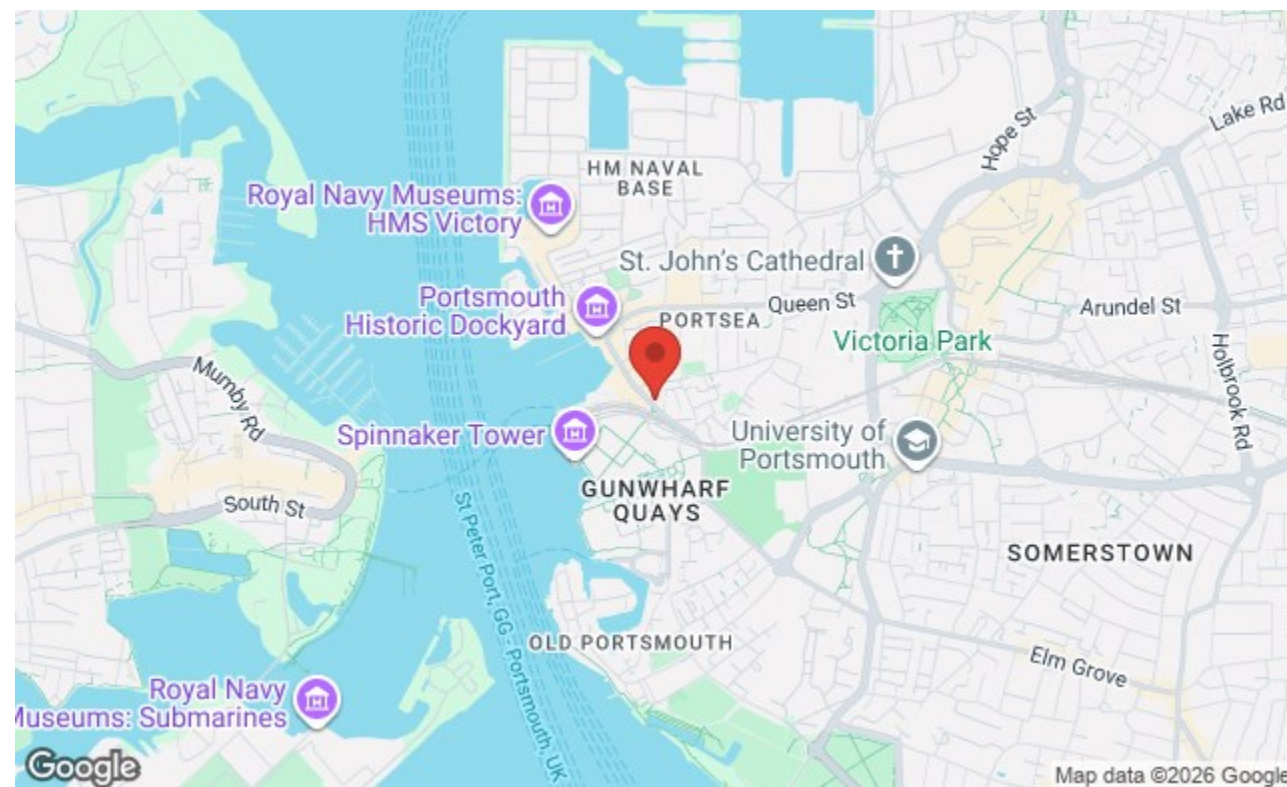


TO LET

£950 PCM

Brunel House, Portsmouth PO1 3JR

bernards
THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- ❖ STUDIO APARTMENT
- ❖ AVAILABLE TO LET FROM JULY
- ❖ SUITED FOR STUDENTS OR PROFESSIONALS
- ❖ FANTASTIC DOCKYARD LOCATION
- ❖ UNRIVALLED CITY AND SEA VIEWS
- ❖ ULTRA MODERN INTERIOR
- ❖ EN-SUITE BATHROOM
- ❖ FITTED KITCHENS
- ❖ FURNISHED
- ❖ WHITE GOODS & DISHWASHER

Welcome to Brunel House, located in the heart of Portsmouth at The Hard. This charming property offers a cosy and convenient living space perfect for those seeking a modern lifestyle.

Step into this delightful studio flat and be greeted by a well-proportioned reception room that can be easily transformed to suit your needs, whether it be a relaxing lounge area or a functional workspace.

The bathroom offers a clean and contemporary design, ensuring your daily routines are carried out with ease.

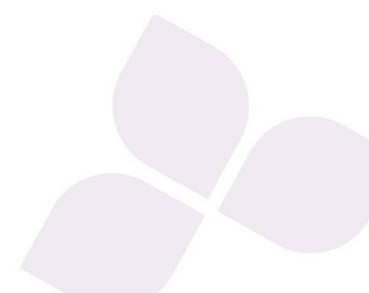
With its prime location in Portsmouth, Brunel House provides easy access to a variety of amenities, including shops, restaurants, and transport links, making it a desirable place to call home.

Don't miss out on the opportunity to make this studio flat your own and experience the convenience and comfort it has to offer. Contact us today to arrange a viewing and take the first step towards your new home at Brunel House.

Call today to arrange a viewing

02392728099

www.bernardsestates.co.uk



PROPERTY INFORMATION

COUNCIL TAX BAND A

TENANT FEES ACT 2019

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

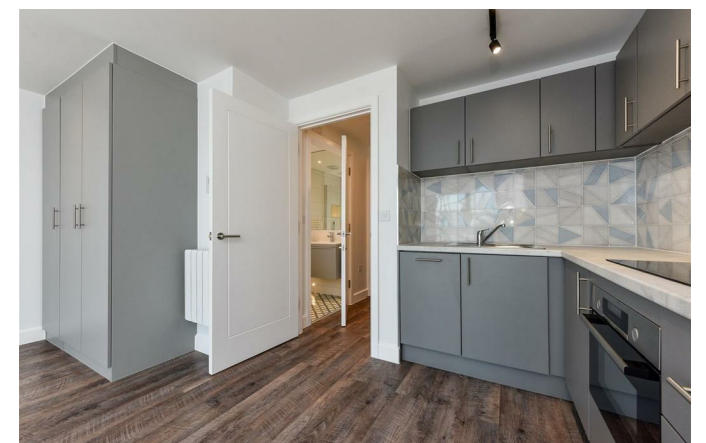
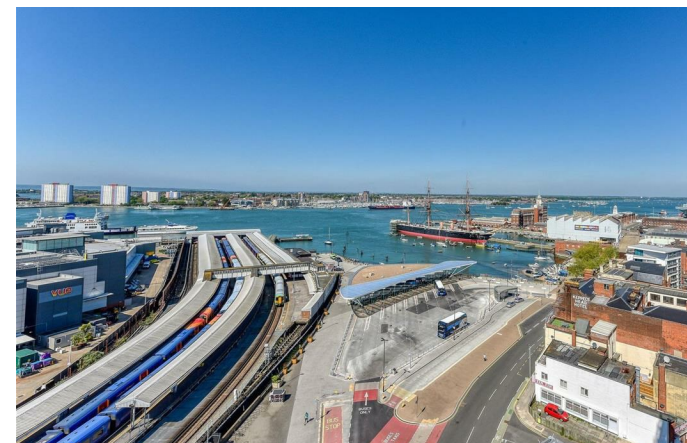
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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			
(81-91) B			
(69-80) C			
(55-68) D		69	69
(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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