

£975 Per Month

Kensington Road, Portsmouth PO2
0HA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ HIGH STANDARD THROUGHOUT
- ❖ DOUBLE BEDROOM
- ❖ STUNNING CONDITION
- ❖ SPACIOUS THROUGHOUT
- ❖ MODERN & STYLISH
- ❖ PRIVATE ENTRANCE
- ❖ BUILT IN STORAGE
- ❖ AVAILABLE OCTOBER
- ❖ CALL TO ENQUIRE 02392 728 090

Finished to a high standard, this stylish one-bedroom flat offers modern living in a sought-after location. With its own private entrance, this beautifully renovated property offers a perfect blend of practicality, modern style and comfort.

Inside, the flat boasts light-filled, airy rooms with a contemporary finish throughout. The large reception room is ideal for relaxing or entertaining, while the modern and spacious kitchen offers both style and

functionality.

The generously sized double bedroom is complete with built-in storage, new carpets, and a stylish, modern décor. The space is bright and welcoming, designed to offer comfort and tranquility while still allowing room for additional furnishings if desired.

Finished to a high standard throughout and available to occupy from October, this is a fantastic opportunity to secure a beautifully presented home in a sought-after location.

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





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



PROPERTY INFORMATION

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.

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:

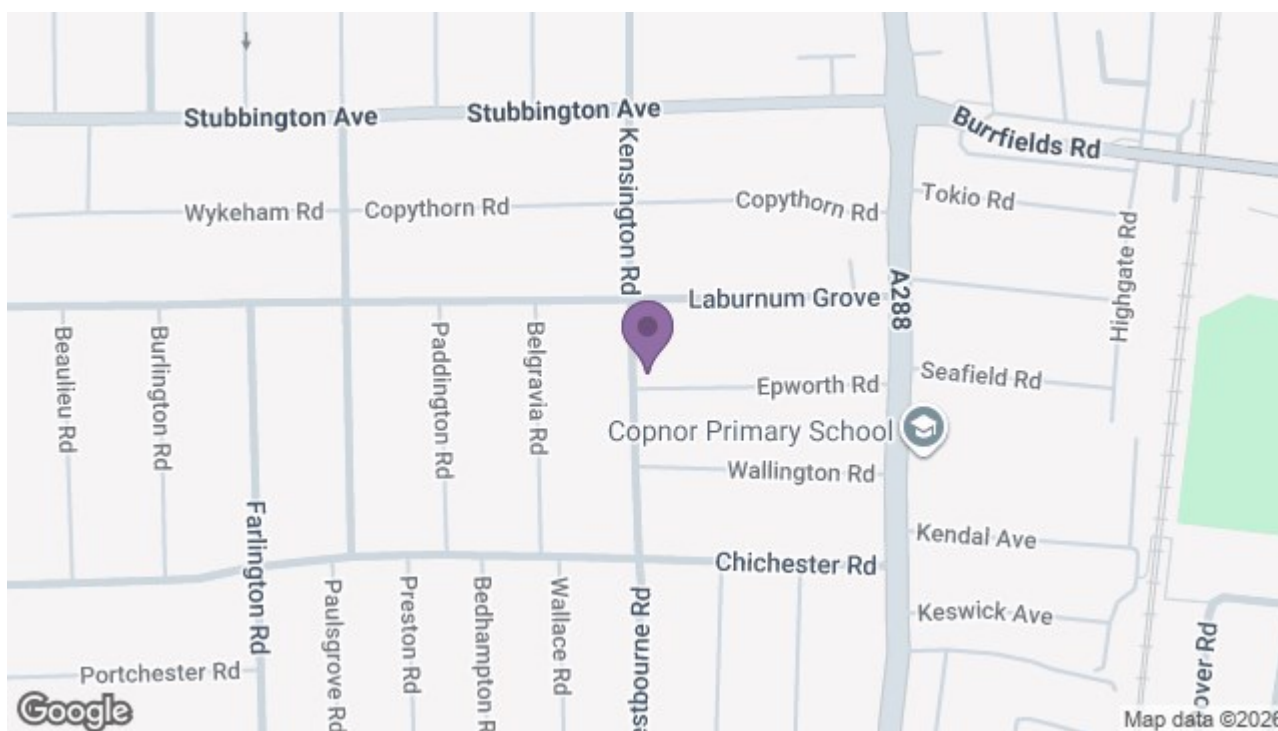
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		





129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

