

£1,200 Per Calendar Month

Henderson Road, Southsea PO4 9JF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR FLAT
- ❖ AVAILABLE NOW
- ❖ PURPOSE BUILT BLOCK
- ❖ CLOSE TO SEAFRONT
- ❖ SECURE ENTRY SYSTEM
- ❖ 2 BEDROOMS
- ❖ POPULAR LOCATION
- ❖ IDEAL FOR SMALL FAMILY OR COUPLE
- ❖ UNFURNISHED
- A MUST VIEW

AVAILABLE NOW - EASTNEY LOCATION

We're pleased to present this two bedroom, ground floor flat. Located inside a purpose built apartment in the highly sought-after location of Henderson Road, within walking distance of many local amenities including Eastney Beach, Bransbury Park and shops.

Internally, the property is

comprised of a spacious lounge area which is open plan to the kitchen and has french doors leading outside of the block. The property also boasts two double bedrooms and a good size bathroom.

Available immediately, this property presents a perfect home for a small family or couple looking for more space, in a quiet, sought after location, close proximity to the seafront!

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





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PROPERTY INFORMATION

Lounge
15'4" x 13'7" (4.69 x 4.15)

Kitchen
7'8" x 7'0" (2.36 x 2.15)

Bathroom
9'8" x 4'10" (2.97 x 1.48)

Bedroom 1
15'1" x 10'5" (4.60 x 3.20)

Bedroom 2
19'3" x 8'10" (5.89 x 2.70)

Council Tax Band C
Portsmouth City Council:
£1137.00 Police & Crime
Commissioner: £147.08
Combined Fire Authority:
£56.75 Total: £1340.83

Removal Quotes
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

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	77	79
(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		

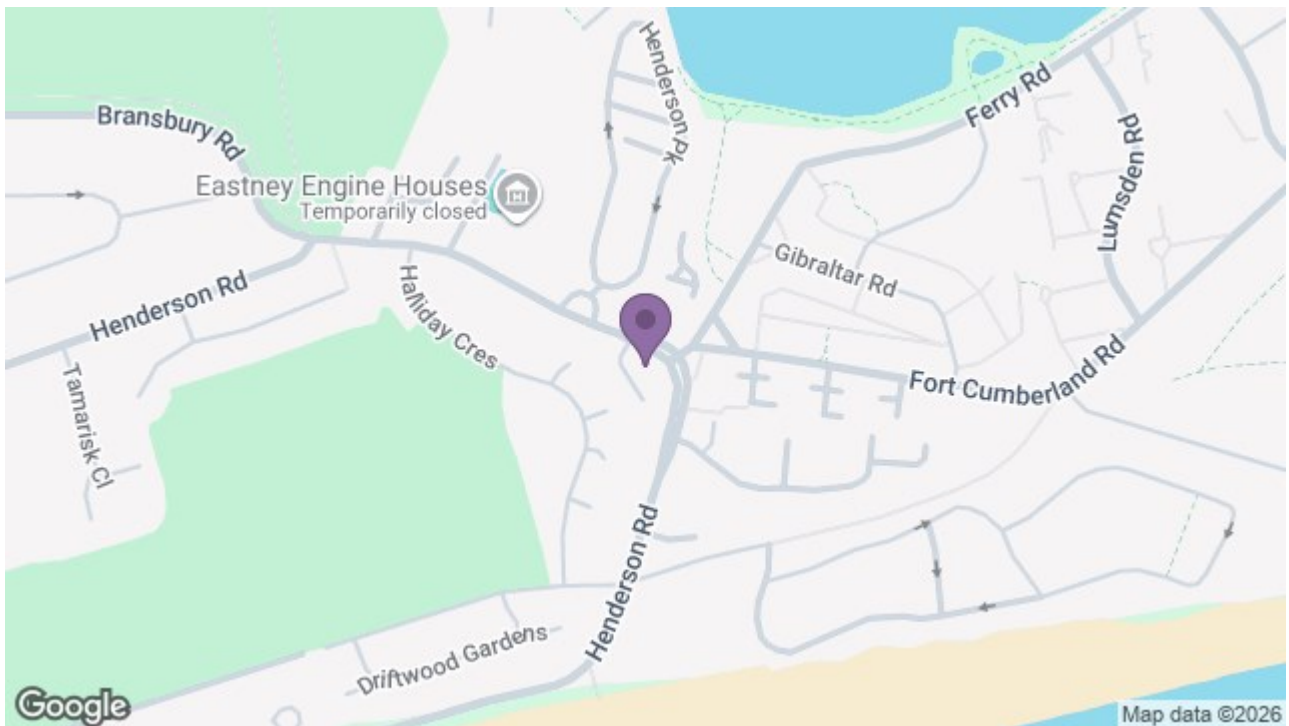


GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 647 sq.ft. (60.1 sq.m.) approx.

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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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