

£975 Per Month

34-54 Arundel Street, Portsmouth  
PO1 1NL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ OPEN PLAN KITCHEN/LOUNGE
- ❖ MODERN FINISH
- ❖ WALKING DISTANCE TO UNI
- ❖ CENTRAL LOCATION
- ❖ VIEW NOW
- ❖ SUBJECT TO RESERVE PRICE
- ❖ T & C's APPLY
- ❖ BUYERS FEE APPLIES
- ❖ CASH BUYERS ONLY

We are delighted to present to the market this converted two-bedroom flat, ideally situated in the sought-after central area of Portsmouth.

Perfectly positioned close to a wide range of local shops and amenities, the property also benefits from excellent transport links and is within walking distance of the University of Portsmouth.

The accommodation comprises two well-proportioned bedrooms and a

contemporary open-plan kitchen/lounge area. The property has been finished to a high modern standard, featuring double glazing, and electric central heating. Every detail has been carefully considered to provide comfortable and stylish living.

Available for immediate occupancy.

Contact us today on 02392 728 090 to arrange a viewing.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





Call today to arrange a viewing  
02392 728090  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## KITCHEN/LOUNGE

23'11" x 13'5" (7.3 x 4.1)  
Wood effect flooring, smooth walls and ceiling, UPVC double glazed window, range of wall and base kitchen units, integrated electric oven and hob.

## BEDROOM ONE

16'0" x 7'10" (4.9 x 2.4)  
Carpet flooring, smooth walls and ceiling, UPVC double glazed window.

## BEDROOM TWO

12'1" x 6'2" (3.7 x 1.9)  
Carpet flooring, smooth walls and ceiling, UPVC double glazed window.

## BATHROOM

7'2" x 5'6" (2.2 x 1.7)  
Tile effect flooring, tiled walls, three piece bath suite.

## 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

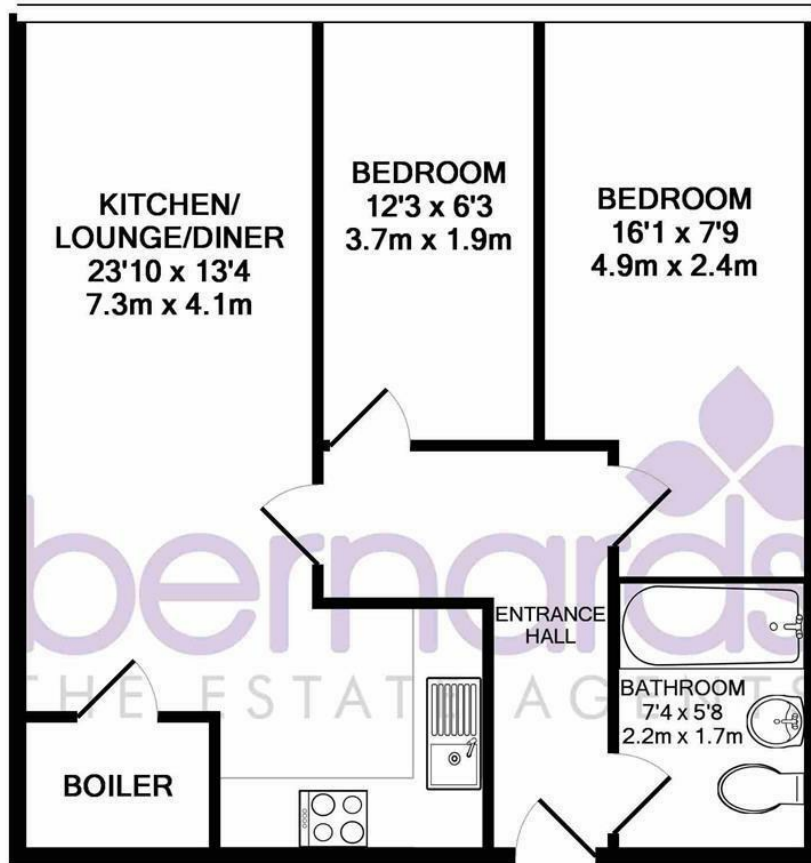
only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	58
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

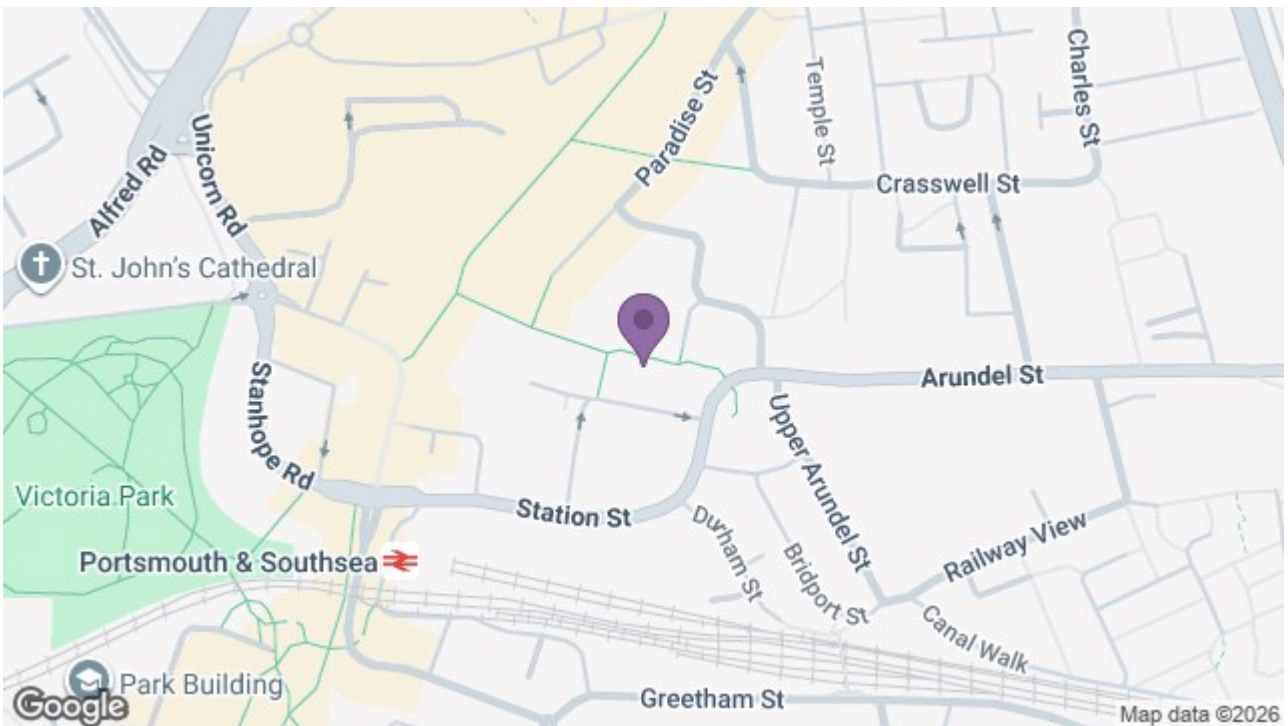




TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Made with Metropix ©2017



129 London Road, Portsmouth, Hampshire, PO2 9AA

t: 02392 728090

