

£1,300 Per Month

Lion Terrace, Portsmouth PO1 3AB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ SHORT PROXIMITY TO CITY CENTER
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ EASY ACCESS OUT OF THE CITY
- ❖ NEUTRALLY DECORATED THROUGHOUT
- ❖ UNFURNISHED
- ❖ BALCONY
- ❖ AVAILABLE NOW
- ❖ OFF ROAD ALLOCATED PARKING SPACE

OFF STREET PARKING

Welcome to this charming two-bedroom house flat in Lion Terrace in the vibrant city of Portsmouth. Spanning an inviting 581 square feet, this unfurnished property is perfect for those seeking a comfortable and modern living space close to the city centre.

As you enter, you will find a well-proportioned reception room that offers a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The house is neutrally decorated throughout, providing a blank canvas for you to personalise and make your own.

The two bedrooms are thoughtfully designed, offering ample space for rest and relaxation. The property also features a well-appointed bathroom,

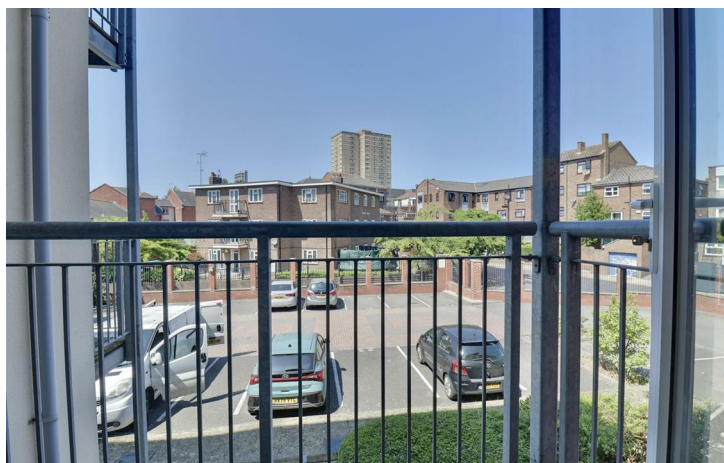
ensuring convenience for you and your guests. One of the highlights of this property is the delightful balcony, which allows natural light to flood the living area while providing a lovely view of the surroundings.

This property is available for immediate occupancy, making it an excellent choice for those looking to move quickly. With its prime location, you will enjoy easy access to the bustling city centre, where you can explore a variety of shops, restaurants, and local amenities.

In summary, this two-bedroom flat on Lion Terrace is a fantastic opportunity for anyone seeking a stylish and conveniently located home in Portsmouth. Don't miss your chance to view this delightful property and envision your new life here.

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





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PROPERTY INFORMATION

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

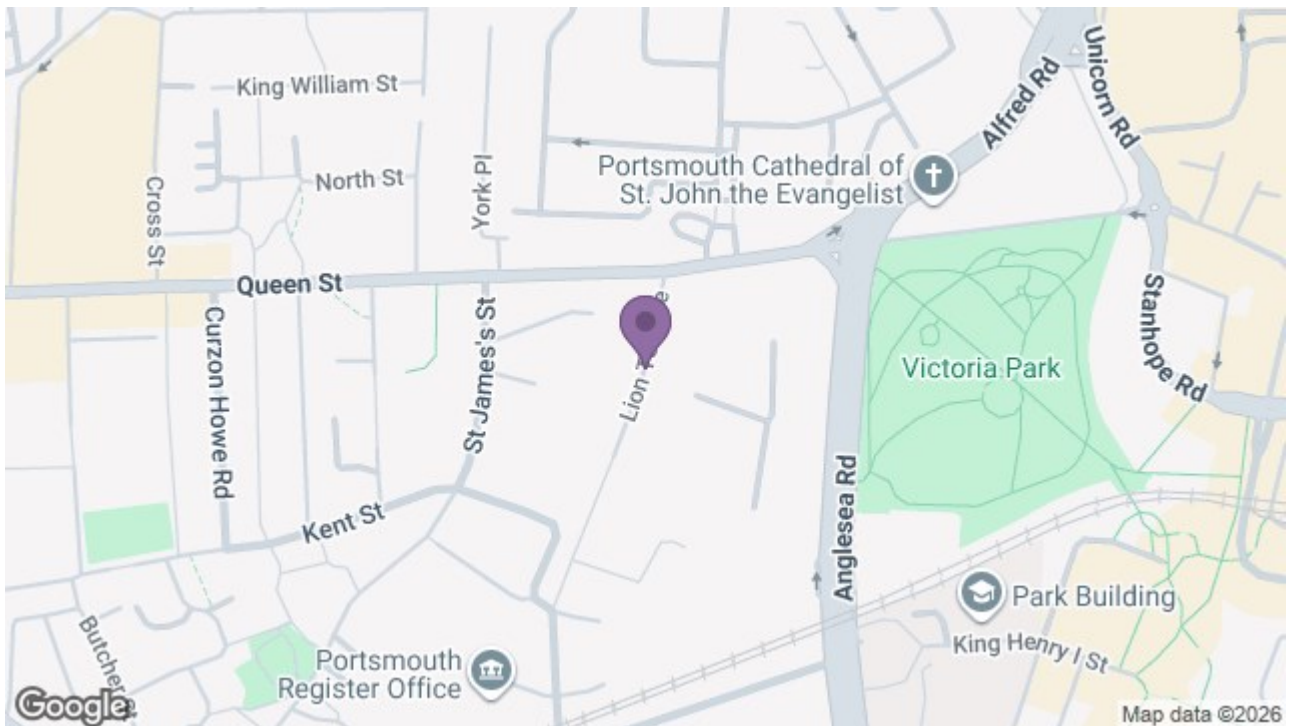
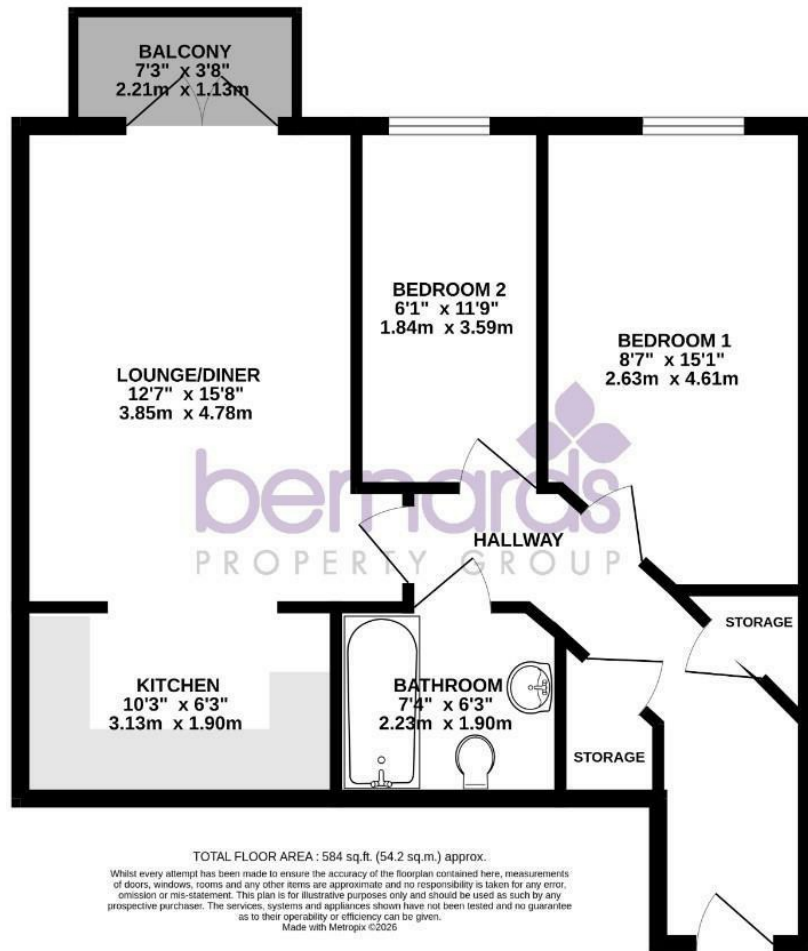
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	82	82
EU Directive 2002/91/EC		



1ST FLOOR
584 sq.ft. (54.2 sq.m.) approx.



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
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