£1,075 PCM

Cornerstone House, North End PO2 0NB

2 1 1

HIGHLIGHTS

- TWO DOUBLE BEDROOMS
- HIGH GLOSS KITCHEN
- MODERN BATHROOM
- MODERN THROUGHOUT
- OPEN PLAN KITCHEN AND LIVING ROOM
- CLOSE TO LOCAL SHOPS
- A MUST VIEW!
- UNFURNISHED
- AVAILABLE OCTOBER
- CALL TODAY 02392 728 090

We are delighted to bring to the market this beautifully presented two-bedroom apartment, ideally located in the heart of Portsmouth.

Situated within one of the area's flagship residential developments, this modern apartment offers two spacious double bedrooms and an open-plan kitchen/living area, finished to a high standard throughout. Top-floor apartments also benefit from impressive rooftop views across the city.

The property will be available from October.

Early viewing is highly recommended —call now to avoid disappointment.

Please note: The photographs shown are of a similar apartment within the development and are for illustrative purposes only. Please refer to the floor plan for the layout of the apartment being advertised.

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

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PROPERTY INFORMATION

HALLWAY
Laminate effect vinyl flooring, smooth walls and ceiling, inset spotlights.

LOUNGE
20'10" x 17'09" (6.35m x 5.41m)
Laminate effect vinyl flooring, smooth walls and ceiling, radiator to wall, inset spotlights, incorporating kitchen.

KITCHEN
Matching high gloss wall and base units, double glazed windows, space for fridge freezer and washing machine, sink with draining board, electric oven and hob, smooth walls, inset spotlights.

BEDROOM ONE
11'00" x 7'04" (3.35m x 2.24m)
Carpeted flooring, smooth walls and ceiling, radiator to wall, double glazed windows, inset spotlights.

BEDROOM TWO
9'01" x 7'10" (2.77m x 2.39m)
Carpeted flooring, smooth walls and ceiling, inset spotlights, radiator to wall, double glazed windows.

BATHROOM
7'08" x 5'08" (2.34m x 1.73m)
Vinyl flooring, splashback wall tiling, three piece bathroom suite, low level w/c and hand wash basin, chrome heated towel rail, mains shower over bath.

Removal Quote
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.

Auctioneers Comments
"Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

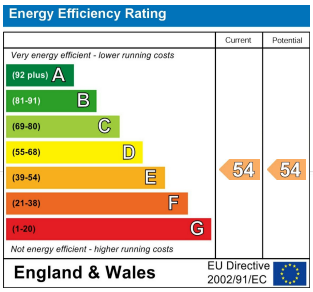
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you."

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.



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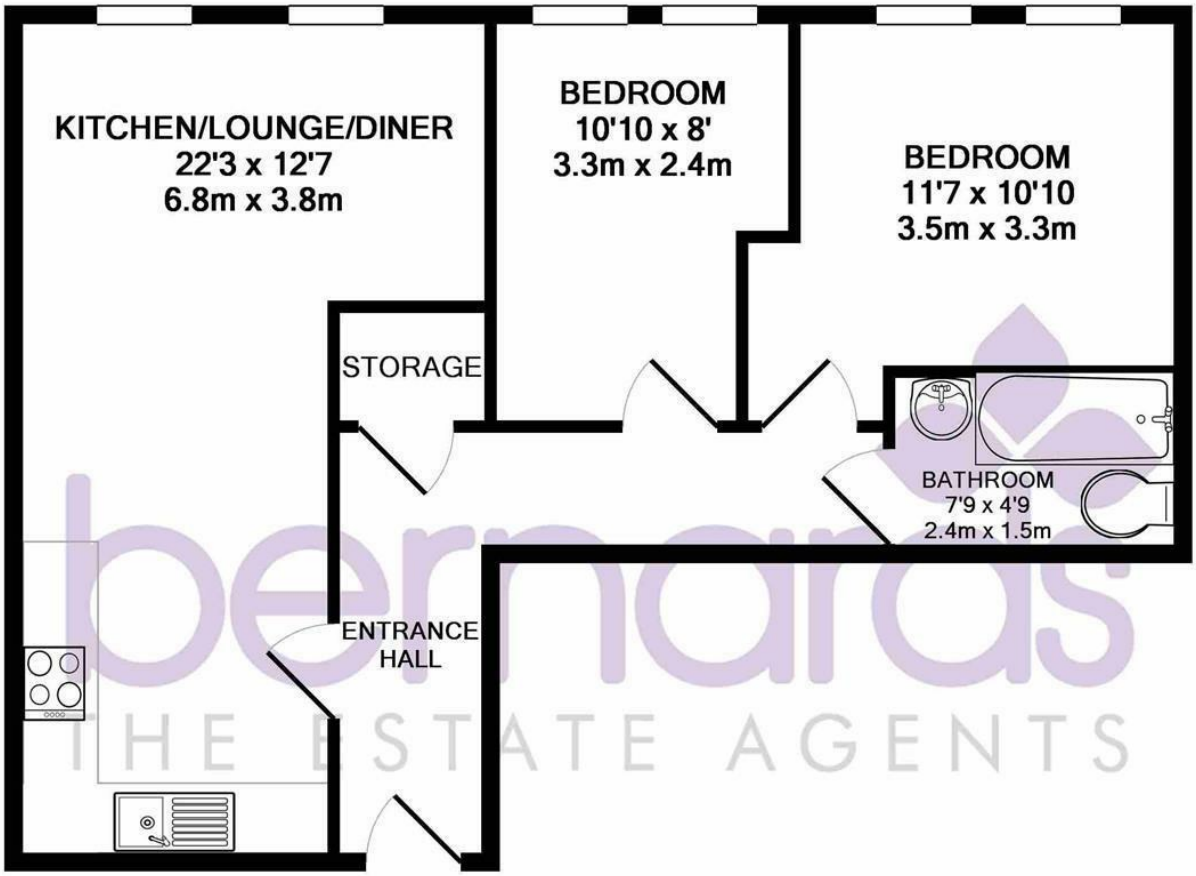

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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
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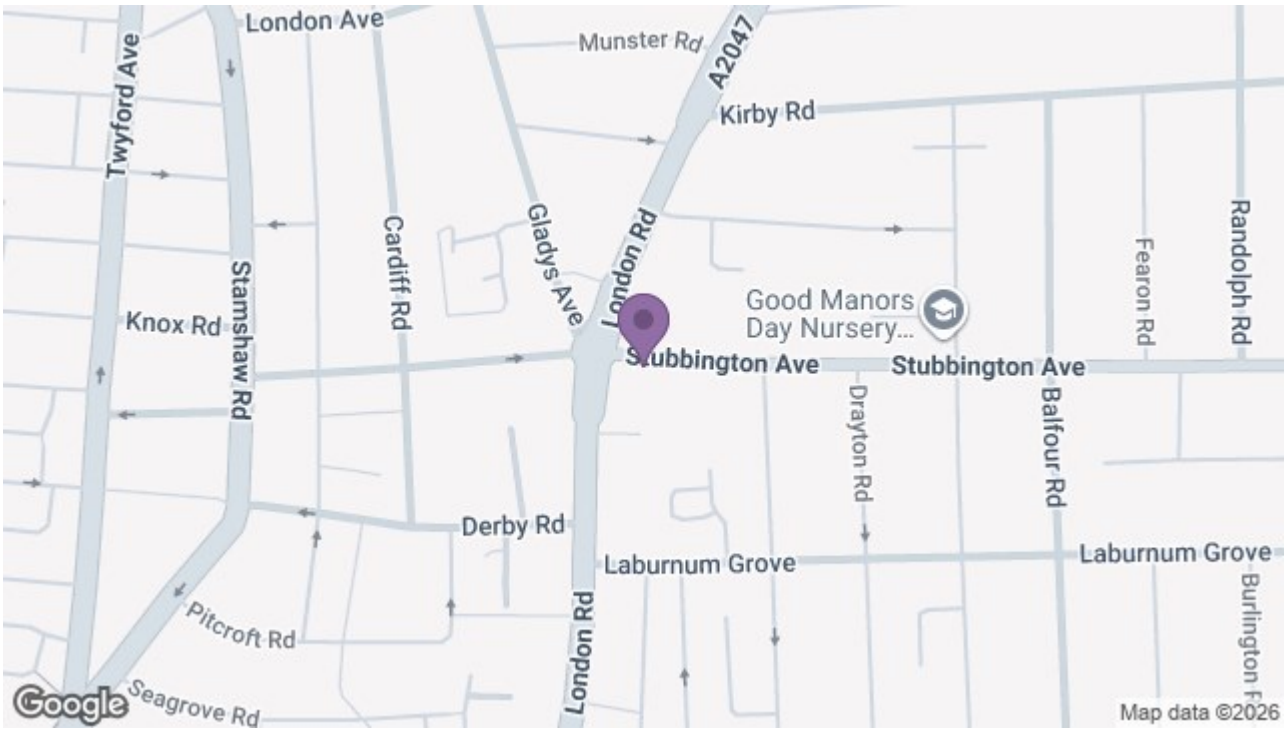

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