

£950 PCM

Half Moon House, Portsmouth PO1
3GQ



HIGHLIGHTS

- ❖ Spacious one-bedroom flat.
- ❖ Water bills included.
- ❖ Convenient location close to bus and train stations.
- ❖ Short distance to Gunwharf Quays
- ❖ Ideal for professionals or couples
- ❖ Available June
- ❖ Call 02392864974 for a Viewing.

A delightful one-bedroom flat located in the vibrant area of Bonfire Corner, Portsmouth. This charming property offers a spacious reception room, perfect for relaxing or entertaining guests.

One of the standout features of this property is its prime location. It is conveniently situated near both bus and train stations, making commuting a breeze. Additionally, the popular Gunwharf Quays is just a short distance away, offering a variety of shops, restaurants, and entertainment options for your enjoyment.

The flat also includes water bills in the rent, providing you with one less thing to worry about. If you are looking for a rental opportunity, this property presents an excellent choice for those seeking a comfortable and well-located home in Portsmouth.

With its spacious layout and convenient amenities, Half Moon House is ready to welcome you. Don't miss the chance to make this lovely flat your new home.

Call us on 02392864974 to get booked in for a viewing!

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





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PROPERTY INFORMATION

Council Tax Band B

Council Tax Band B – £1,782.44 per annum. This amount is made up of charges from Portsmouth City Council, the Hampshire Police Authority, and the Combined Fire Authority.

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.

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;

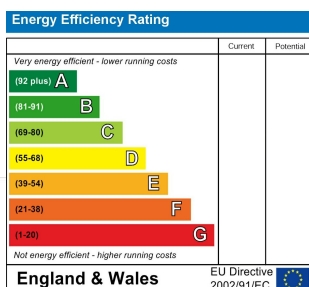
- Council tax (payable to the billing authority);

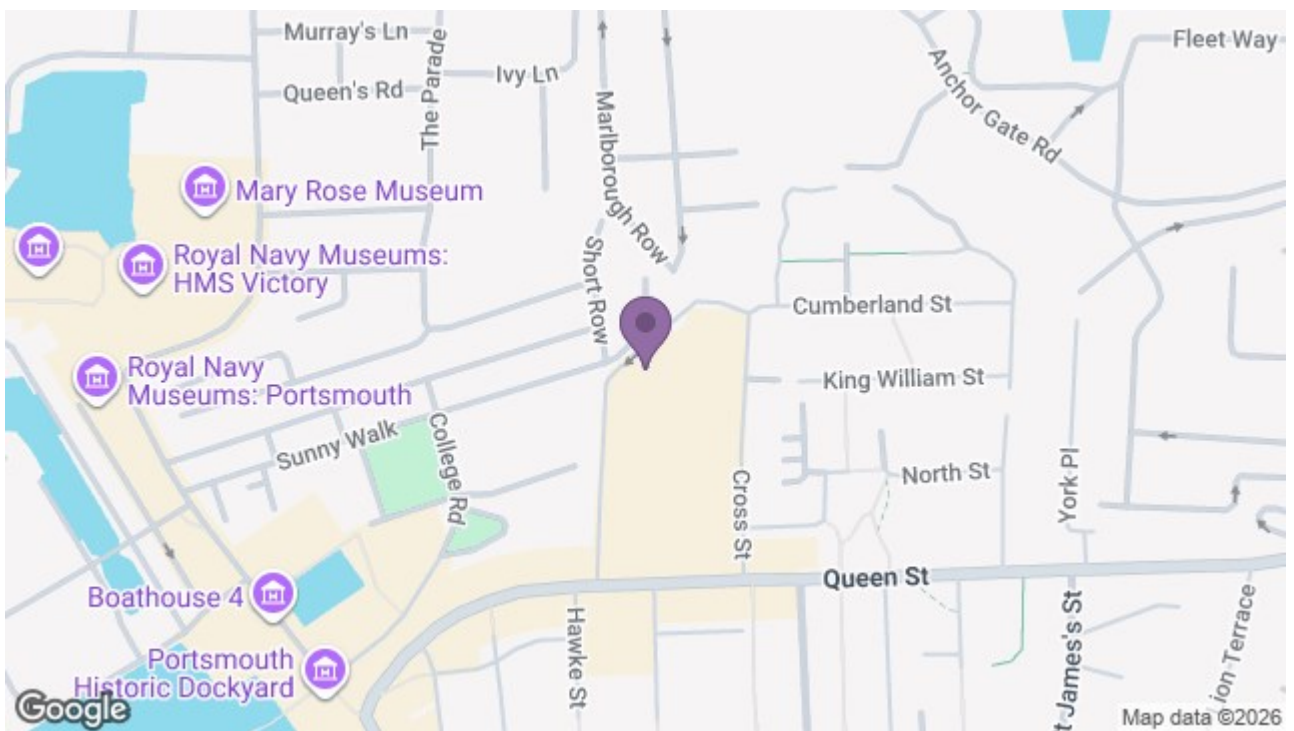
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

- 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.





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