

£1,100 Per Month

Copnor Road, Portsmouth PO3 5LB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR FLAT
- ❖ TWO DOUBLE BEDROOMS
- ❖ SPACIOUS LOUNGE
- ❖ FITTED KITCHEN
- ❖ THREE PIECE BATHROOM
- ❖ NEUTRALLY DECORATED
- ❖ HILSEA LOCATION
- ❖ SHORT WALK TO TRAIN
- ❖ CLOSE ACCESS TO M27/A3
- ❖ AVAILABLE NOVEMBER

Nestled on Copnor Road, this floor flat offers two spacious double bedrooms and is perfect for individuals or small families seeking comfort and convenience. The bright and airy lounge provides a welcoming atmosphere, ideal for relaxation or entertaining guests, while the separate kitchen is well-equipped for all your culinary needs.

The flat is neutrally decorated throughout, allowing you to easily personalise the space to your taste. Its

location is particularly advantageous, as it is just a short walk to the train station, providing excellent transport links for commuters. Additionally, the property boasts good access to the M27 and A3, making it an ideal choice for those who travel frequently.

This flat is ready for you to move into at the beginning of November, and will be offered unfurnished.

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





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PROPERTY INFORMATION

LIVING ROOM

14'11" x 14'2" (4.55m x 4.32m)

KITCHEN

10'11" x 10'11" (3.33 x 3.33)

BEDROOM ONE

14'2" x 14'2" (4.33 x 4.32)

BEDROOM TWO

14'2" x 10'9" (4.32 x 3.28)

BATHROOM

10'9" x 4'11" (3.30 x 1.50)

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.



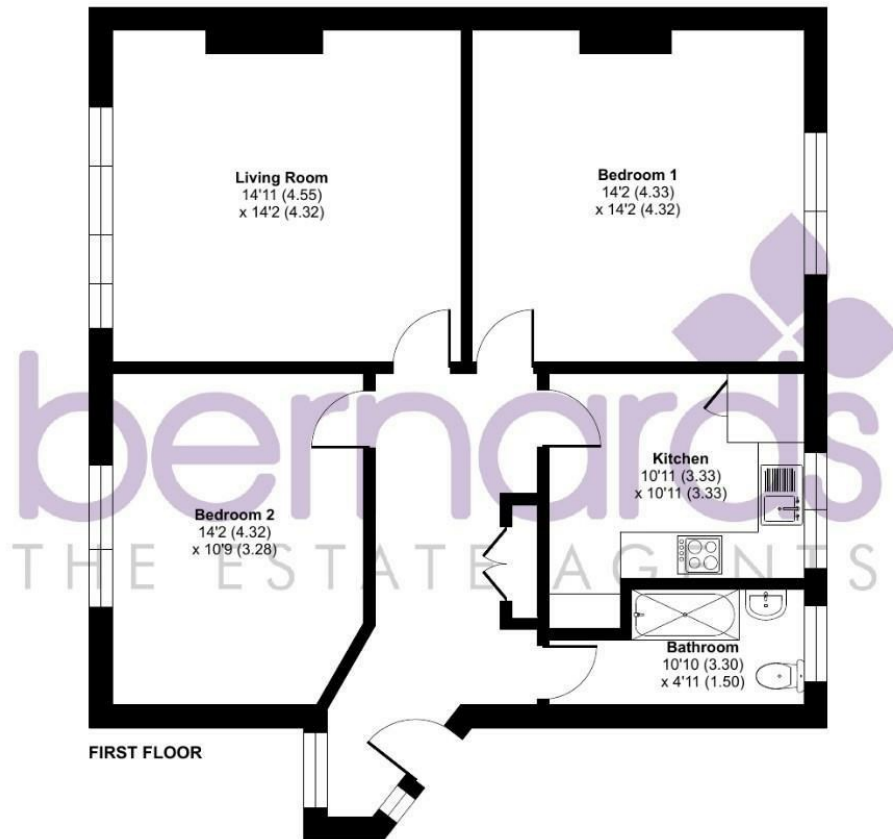
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



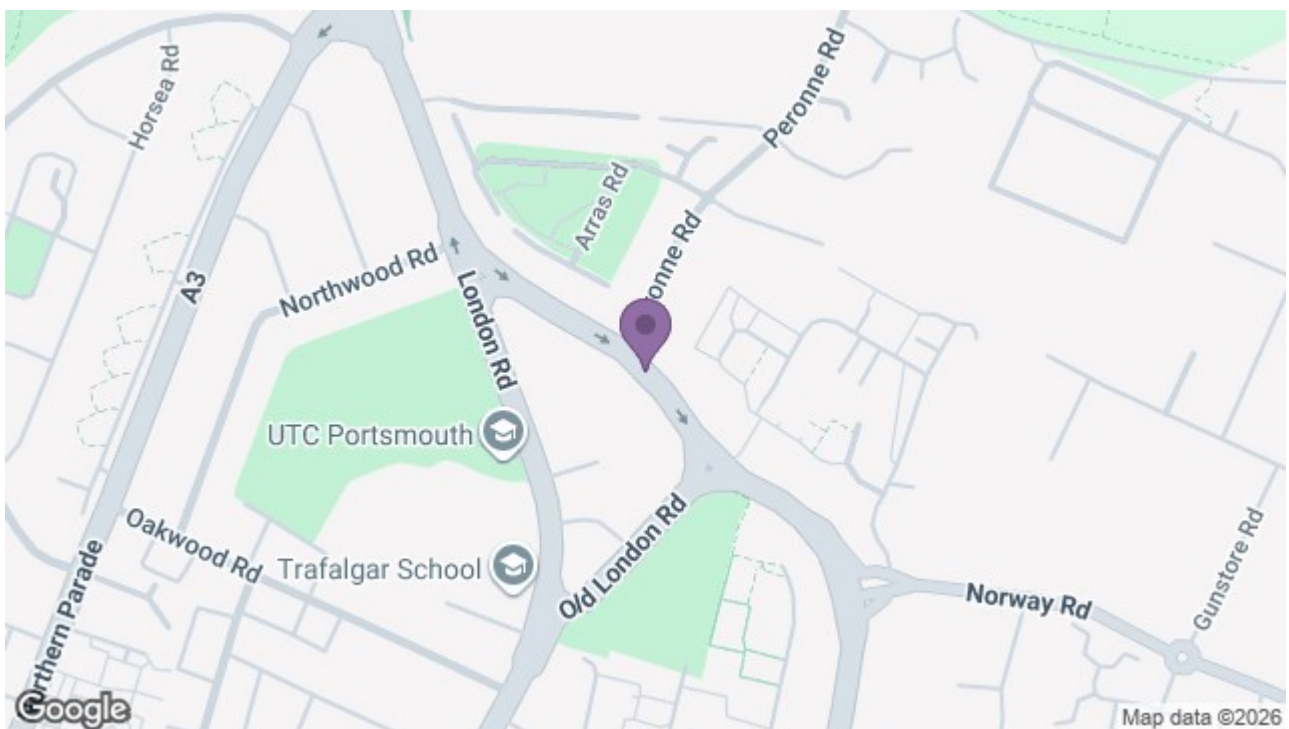
Walberant Buildings, Copnor Road, Portsmouth, PO3

Approximate Area = 873 sq ft / 81.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1458193



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