

£1,250 Per Month

Albert Road, Portsmouth PO6 3DD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FAMILY HOME
- ❖ TWO BEDROOMS
- ❖ LARGE UPSTAIRS BATHROOM
- ❖ TWO RECEPTION ROOMS
- ❖ COSHAM LOCATION
- ❖ KITCHEN / BREAKFAST ROOM
- ❖ GARDEN WITH REAR ACCESS
- ❖ BAY & FORECOURT
- ❖ NEUTRAL DECOR THROUGHOUT
- ❖ AVAILABLE JUNE

Nestled on Albert Road, just off the High St in Cosham, Portsmouth, this delightful two-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 840 square feet, the property boasts two spacious reception rooms, ideal for both relaxation and entertaining.

Upstairs you have two bedrooms and a large bathroom providing ample space for your daily routines.

One of the standout features of this home is the expansive 19ft kitchen breakfast room, which is perfect for enjoying leisurely

meals or hosting friends. The property also benefits from rear access, making it easy to enjoy the outdoor space. The bay and forecourt add to the home's curb appeal, providing a welcoming entrance.

Situated in a prime location, this house is just a stone's throw away from Cosham station, ensuring excellent transport links for commuters. Additionally, a variety of shops and local amenities are within easy reach, making daily errands a breeze.

Call now to enquire on 02392 728 090.

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





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PROPERTY INFORMATION

LOUNGE

9'6" x 12'8" (2.92 x 3.87)

DINING ROOM

12'9" x 13'2" (3.91 x 4.02)

KITCHEN / BREAKFAST ROOM

8'2" x 19'3" (2.51 x 5.89)

BEDROOM ONE

12'9" x 11'10" (3.91 x 3.61)

BEDROOM TWO

9'8" x 6'11" (2.97 x 2.13)

BATHROOM

8'3" x 11'1" (2.54 x 3.40)

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

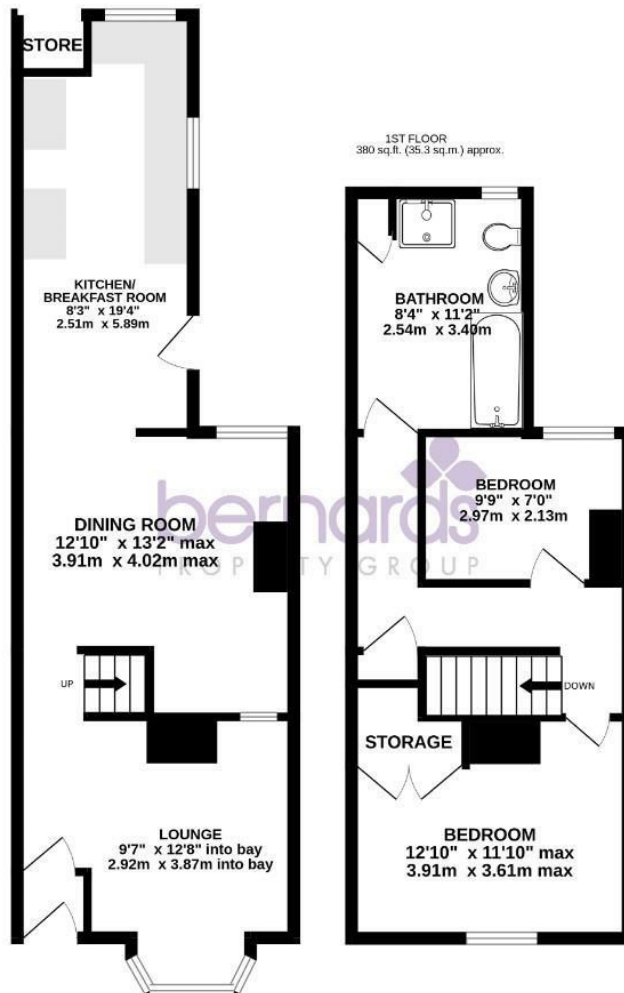
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		86
(81-91) B		
(69-80) C	69	
(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	



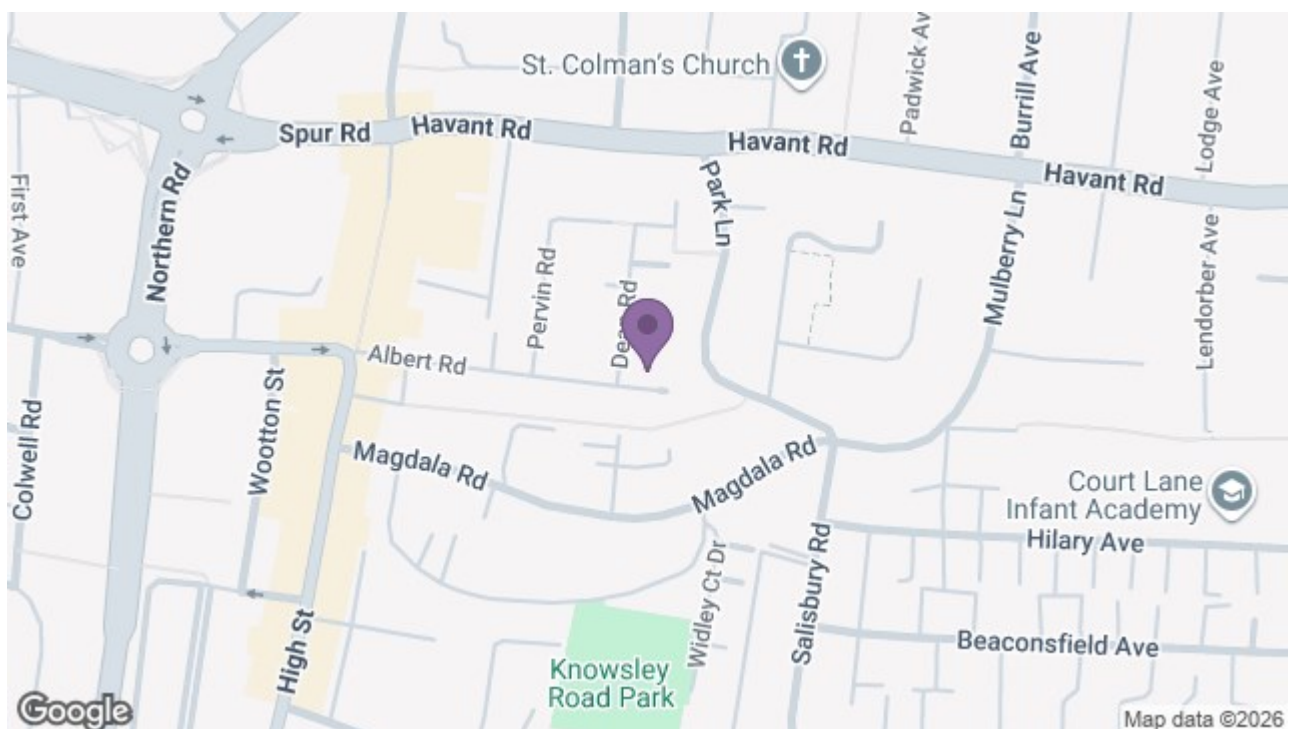
GROUND FLOOR
459 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.

TOTAL FLOOR AREA: 840 sq.ft. (78.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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