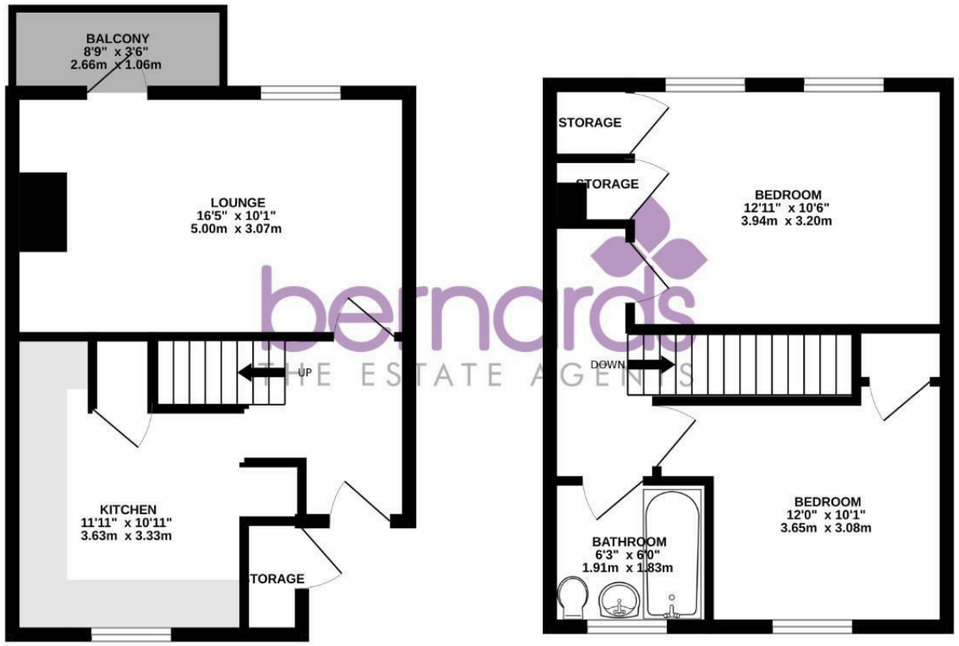
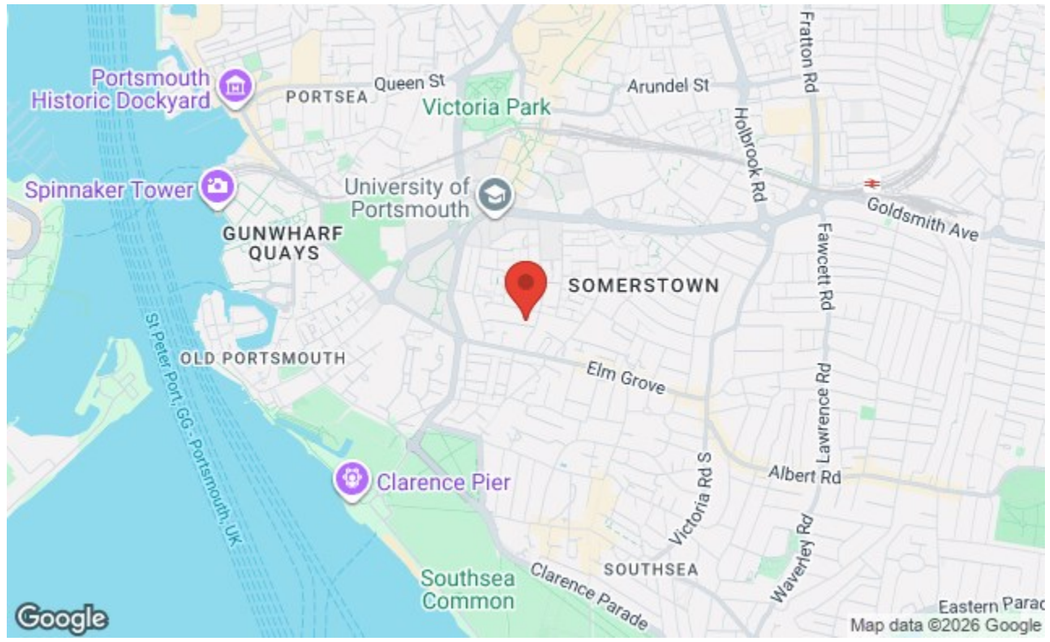
LOWER FLOOR
339 sq.ft. (31.5 sq.m.) approx.

UPPER FLOOR
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA : 704 sq.ft. (65.4 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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TO LET

£1,200 Per Calendar Month

Yorke Street, Southsea PO5 4EJ

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- TWO BEDROOM MAISONETTE
- SPLIT LEVEL
- DOUBLE BEDROOMS
- LOUNGE WITH BALCONY
- WELL - PRESENTED
- NEW CARPETS
- SPACIOUS KITCHEN WITH ABUNDANCE OF STORAGE
- AVAILABLE NOVEMBER
- GAS CENTRAL HEATING
- CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS

This two bedroom, first floor apartment situated in a central Southsea location. Ideally located, you are short distance from the local amenities along Elm Grove, local transport links as well as Portsmouth City Center and Gunwharf Quays.

Split over two levels, this maisonette offers a great amount of space and well presented throughout! The ground floor accommodation comprises of a fully fitted kitchen offering an abundance of storage space, storage pantry and GIFTED white goods. You have a separate lounge offering a bright and airy space and patio door leading to the balcony.

Moving on to the first floor there are two double sized bedrooms, both with built in storage cupboards as well as the family bathroom.

Offered unfurnished and available end of November, do not miss the opportunity to view this property!

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

PROPERTY INFORMATION

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.

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 e.g. 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.

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.

COUNCIL TAX BAND A









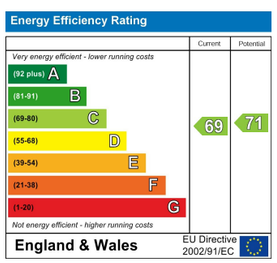












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