

£1,650 PCM

Queen Street, Portsmouth PO1 3GA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ TWO BATHROOMS
- ❖ FURNISHED
- ❖ OPEN PLANNED LIVING AREA
- ❖ BALCONY
- ❖ VIEWS ACROSS PORTSMOUTH
- ❖ CLOSE TO LOCAL TRANSPORT LINKS
- ❖ AVAILABLE JUNE
- ❖ PARKING
- BIKE STORAGE

### \*\*BALCONY AND FURNISHED\*\*

A superb apartment presented in immaculate order throughout available from September!

Located within the very popular Admiralty Quarter Development offering easy access to Gunwharf and waterfront. The property is offered furnished and briefly comprising of two double

sized bedrooms, two bathrooms, generous open plan kitchen dining area leading into Lounge with floor to ceiling windows. Property also boasts a small balcony and underground parking space.

Call Bernards now to secure this apartment for June 2026.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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[www.bernardsestates.co.uk](http://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 2021

Company Let £500 plus VAT

Change of agreement requested by tenant £50.00 including VAT

Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.

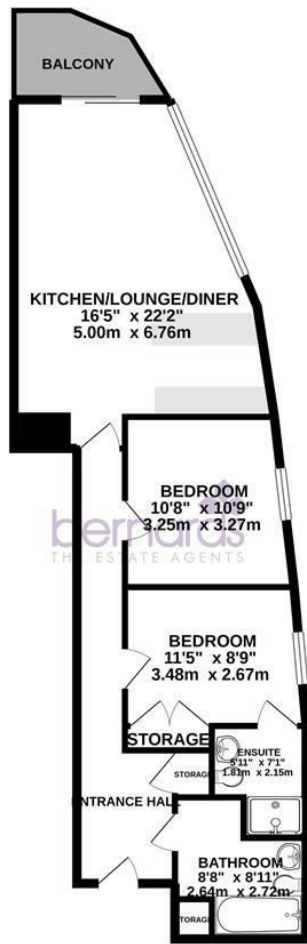
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.

## Council Tax Band E



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(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	

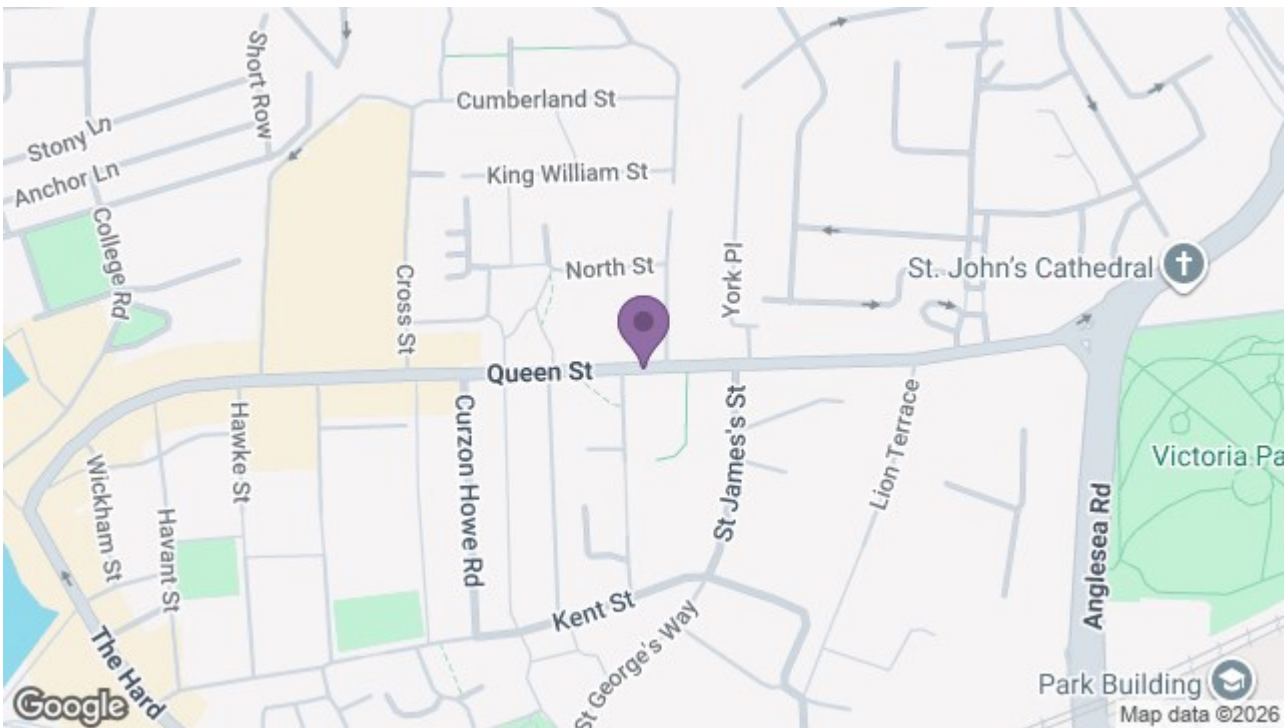




TOTAL FLOOR AREA : 711 sq.ft. (66.1 sq.m.) approx.

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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