

£1,300 PCM

Milton Road, Southsea PO4 8PN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ 2 BEDROOM APARTMENT
- ❖ GREAT LOCATION
- ❖ MODERN APARTMENT
- ❖ OFF ROAD PARKING
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ MATTE KITCHEN
- ❖ PRIVATE GATED DEVELOPMENT
- ❖ AVAILABLE AUGUST
- ❖ SOUGHT AFTER LOCATION
- ❖ A MUST VIEW

We are thrilled to market these beautifully designed apartments that have been developed on the site of a former public house in the heart of Milton, Portsmouth.

All the apartments are double-glazed with central heating and feature modern, matte fitted kitchens. The building sits on a landscaped plot, planted with shrubs and trees. There is a private car park to the rear of the property, with allocated parking.

Access to the building is through the front communal entrance and stairs lead up to the first and second floors from the ground floor hallway.

This particular apartment:

- Two Bedroom Apartment
- En-suite to master
- Double Glazing
- Electric Central Heating
- Parking
- 72 Sq. M – 774 Sq. Ft

Milton Park Apartments are conveniently located just a stone's throw from the Eastern Road route in and out of Portsmouth. Residents have easy access to the M27 and A3 motorways via car. Fratton railway station is just a ten minute stroll away and the development is located on a public transport bus route that enables you to reach any part of the city within an hour.

Milton Park is just a one-minute walk from your door, and is a peaceful tree-lined relaxing space, popular with dog-walkers and families. If you head a little further south, you'll be in the heart of Bransbury, with its extensive park, local shops and village community.

Southsea seafront is just over a mile away, with its shops, promenade, pier and common. If you're looking for entertainment, shopping, pubs and restaurants, you can head for Gunwharf Quays, with over 90 outlets, where

Call today to arrange a viewing

02392 864 974

www.bernardsea.co.uk





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



PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

All walls and ceiling flat plastered and decorated
Tiled floor to bathrooms
Quality carpets and underlay to bedrooms
Modern LED light fittings

KITCHEN

high quality continental handleless fitted units
Oven hob and feature extraction canopy
Integrated appliances: - Multi-function oven, fridge freezer.

BATHROOM

High quality chrome fittings
Fully tiled, floor to ceiling
Bath with shower over
Chrome towel rails

ADDITIONAL SPECIFICATION

Electrical
Fully certified electrical installation
Video entry
Electrical Heating System
All grey double glazed Upvc, white internally

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.

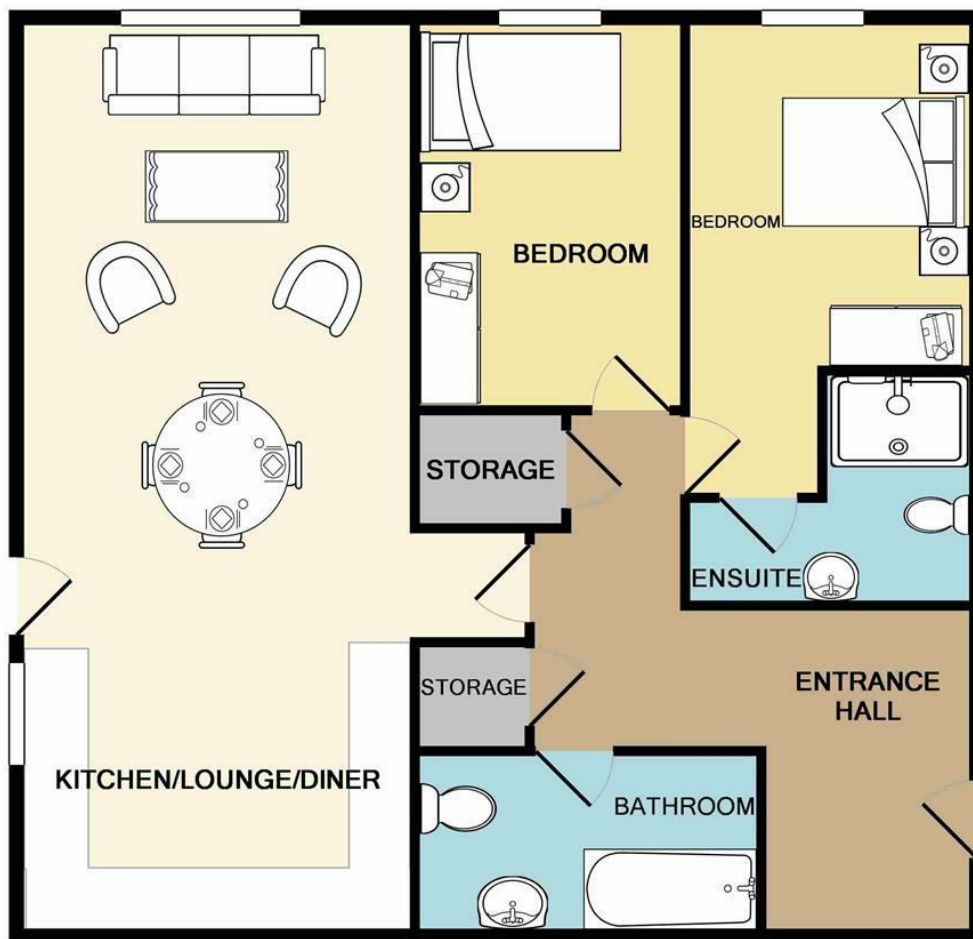
Right to Rent

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.

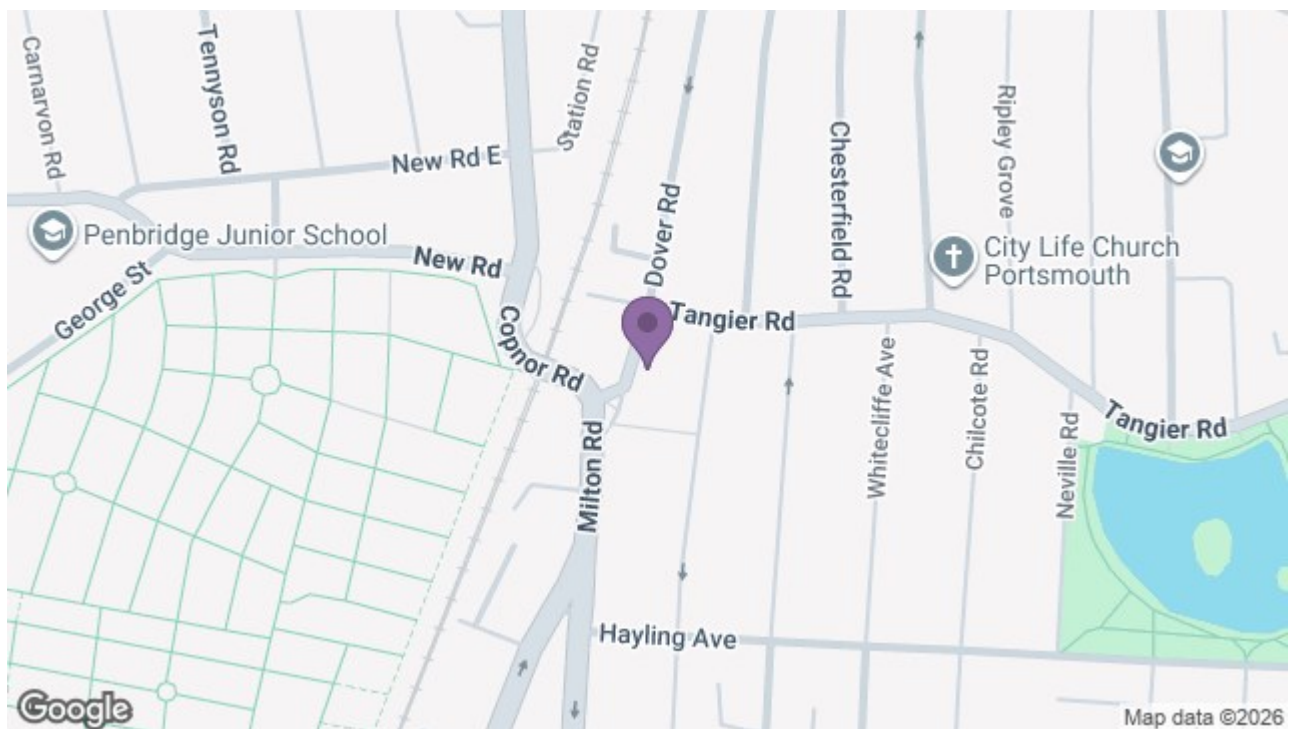


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2019



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

