

£1,395 PCM

Vista Apartments, Southsea PO4 8FD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ UNDERGROUND PARKING
- ❖ GAS CENTRAL HEATING BILLS INCLUDED
- ❖ WATER RATES INCLUDED
- ❖ BALCONY
- ❖ COMMUNAL GARDEN ACCESS
- ❖ AVAILABLE SEPTEMBER
- ❖ FURNISHED
- ❖ IDEAL FOR WORKING PROFESSIONALS

### \*\*OFF ROAD PARKING\*\*

RENTAL PRICE INCLUDES GAS BILL AND WATER RATES.

We are delighted to offer this immaculate 2 bedroom furnished apartment situated just on the outskirts of Southsea, very close to local shops and amenities, with great access routes in and out of the city.

The property is located on the 4th floor and has distance sea views and clear views of the gunwharf area and Spinnaker Tower.

The property has two, very good sized bedrooms, en-suite to master bedroom and good sized family bathroom. Open plan lounge kitchen leads onto a lovely situated south facing balcony. Further benefits include gas central heating and a allocated underground parking space.

The property is offered fully furnished and is presented in very good order throughout.

Available from September.

Strictly working professionals only.

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





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# PROPERTY INFORMATION

## 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.

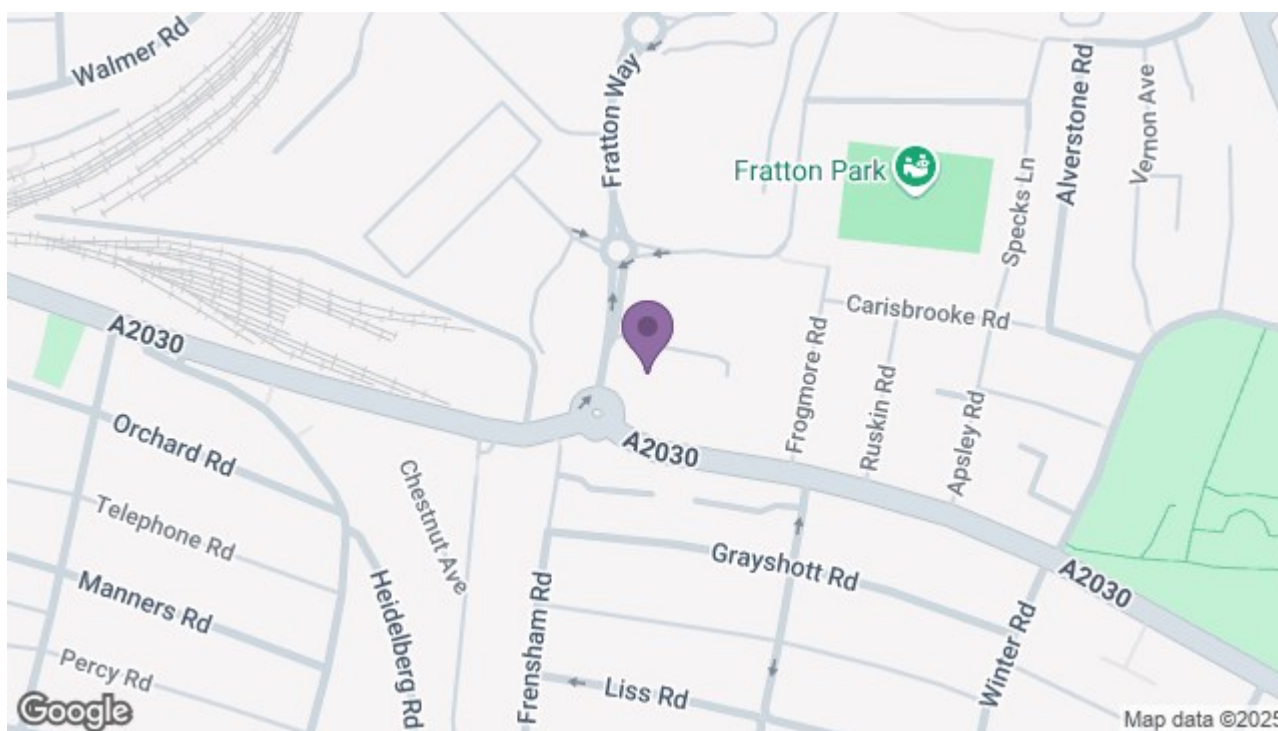
## Removal Quotes

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.



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	82	82
EU Directive 2002/91/EC		





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