

£1,100 Per Calendar Month

Richmond House, Portsmouth PO1  
3FN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ ADMIRALTY QUARTER DEVELOPMENT
- ❖ COMMUNAL GARDENS
- ❖ DOUBLE BEDROOM
- ❖ OPEN PLAN LIVING/ KITCHEN AREA
- ❖ MODERN BATHROOM
- ❖ FURNISHED
- ❖ AVAILABLE FROM MAY 2026
- ❖ CLOSE TO GUNWHARF QUAYS
- ❖ WATER RATES INCLUDED

**\*\*CLOSE TO GUNWHARF QUAYS\*\***

We are pleased to bring to market a delightful one bedroom property in the popular Admiralty Quarter development.

The property consists of one double bedroom, open plan lounge kitchen and a modern bathroom. It also has the added

benefit of communal gardens and a 24 hour concierge service.

The property is walking distance from the popular Gunwharf Quays shopping centre, the university and Portsmouth harbour train and bus links.

To arrange a viewing on this property please call Bernards today on 02392 864974

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





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02392 864 974  
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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.

## Right to Rent

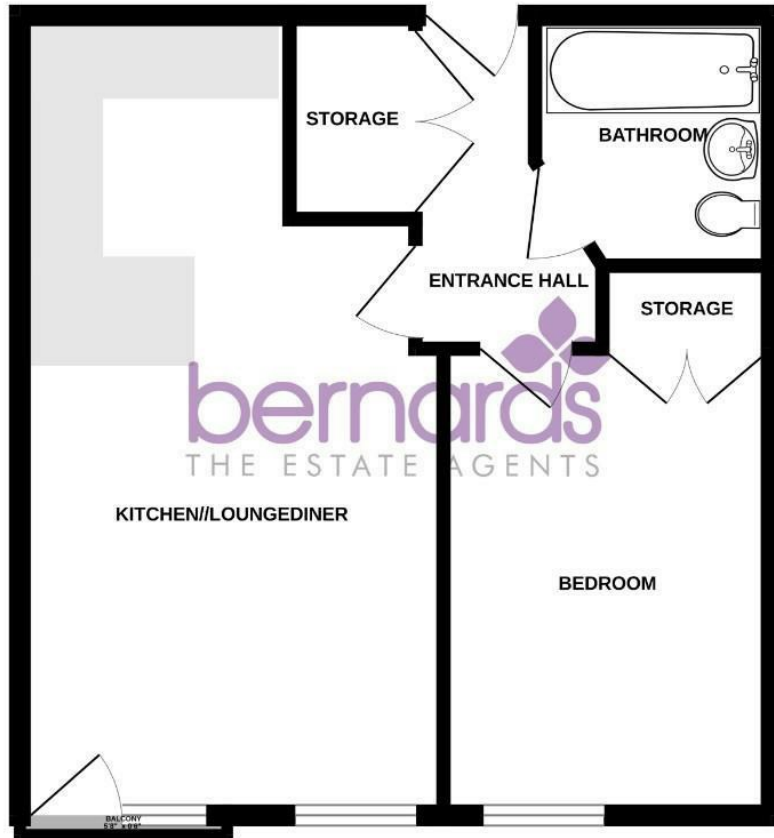
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive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

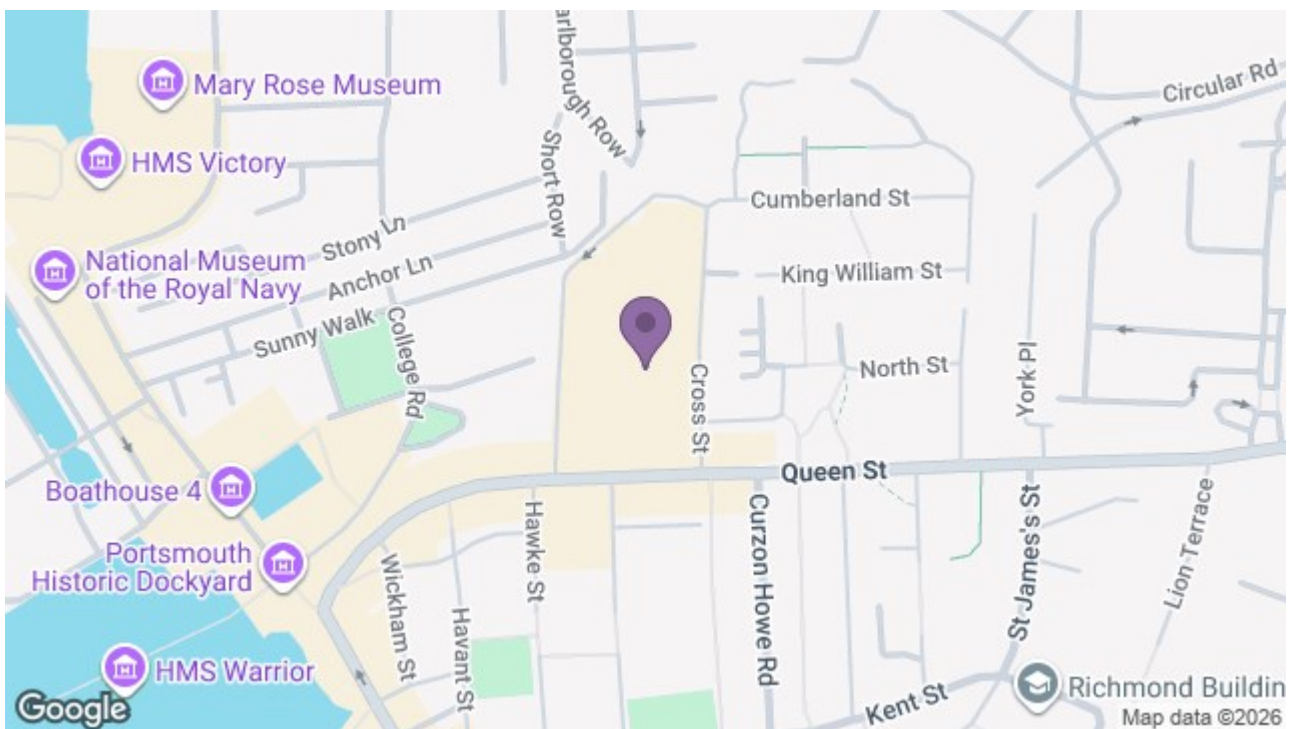


3RD FLOOR  
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA : 445 sq.ft. (41.3 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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t: 02392 864 974

