£1,000 Per Month

Western Parade, Southsea PO5 3JG

bernards
THE ESTATE AGENTS

1 1 1



## HIGHLIGHTS

- ONE BEDROOM APARTMENT
- BRAND NEW KITCHEN
- OVERLOOKING SOUTHSEA SEAFRONT
- AVAILABLE FROM DECEMBER
- OFFERED FURNISHED
- IDEAL FOR PROFESSIONALS
- BRIGHT & AIRY
- WHITE GOODS INCLUDED

**OVERLOOKING SOUTHSEA SEAFRONT**

A one bedroom apartment situated overlooking Southsea Seafront, this property is not one to be missed!

Comprising of an open plan living/ kitchen/ diner, double bedroom, modern bathroom and equipped fully furnished, this property is ready to move into and would suit a single professional or couple ideally. You are within walking distance to Southsea Common, the Seafront and Palmerston Road which is saturated with shops, bars and restaurants.

Available from December.

Call today to arrange a viewing
02392 864 974
www.bernardsea.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.

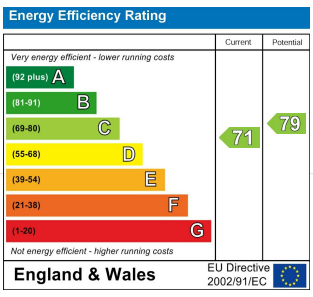
## Removal Quotes

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.



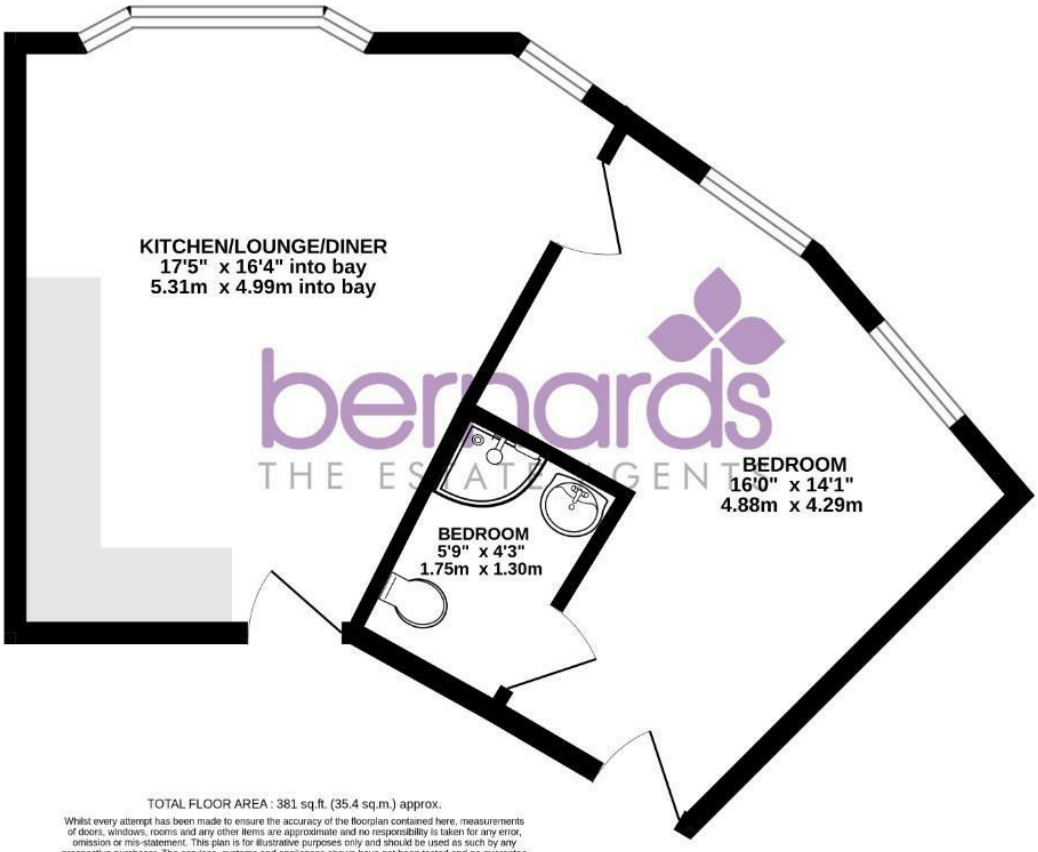


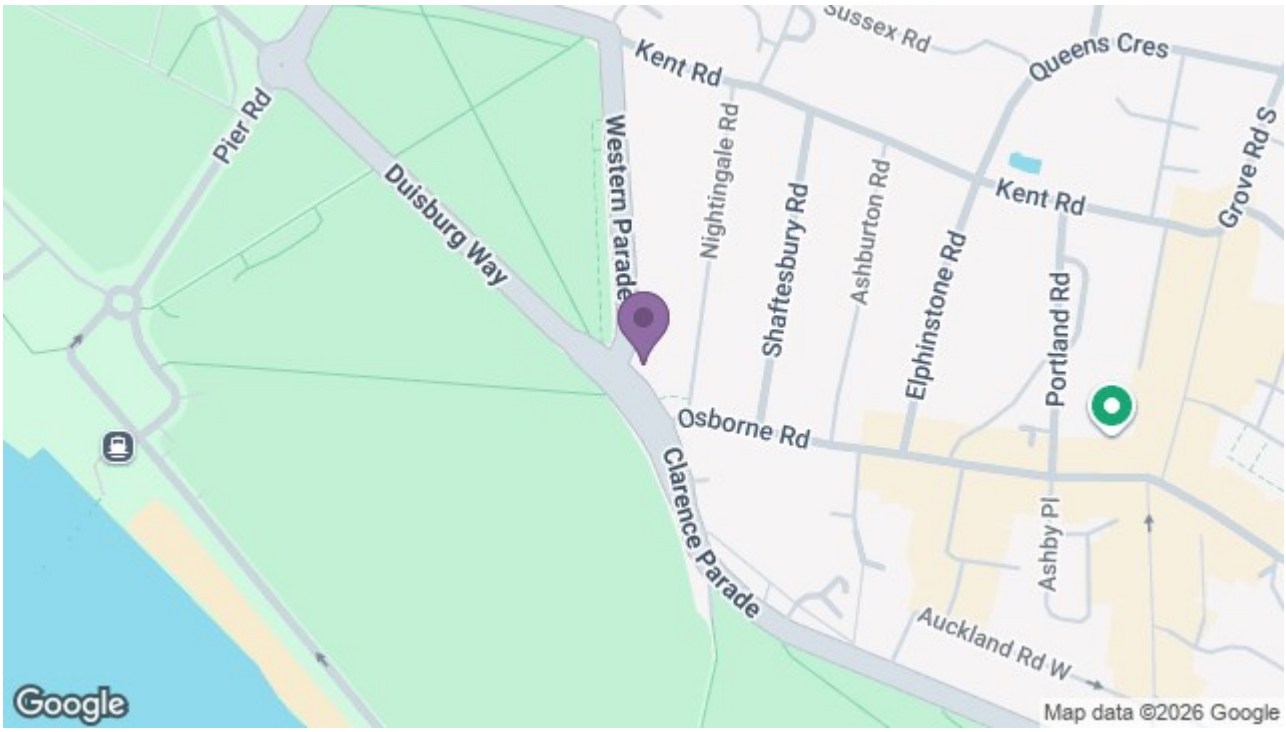



Scan here to see all our properties for sale and rent

2ND FLOOR
381 sq.ft. (35.4 sq.m.) approx.




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