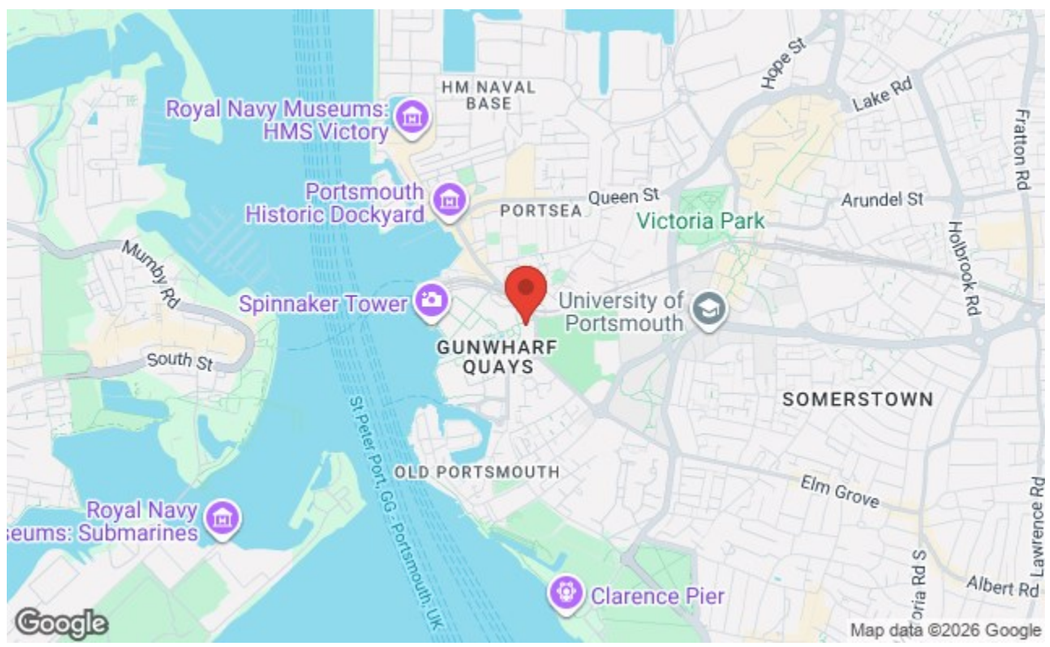


TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.6 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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TO LET

£2,850 PCM

No. 1 Building, Portsmouth PO1 3FS

bernards
THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- NUMBER ONE BUILDING
- TWO BED APARTMENT
- ONE EN SUITE
- FURNISHED
- OPEN PLANNED KITCHEN/LIVING AREA
- 22ND FLOOR
- ALLOCATED PARKING SPACE
- GUNWHARF LOCATION
- AVAILABLE IMMEDIATELY
- STUNNING VIEWS

* WATER & HEATING BILLS INCLUDED *

Perfectly positioned on the 22nd Floor of the most prestigious building in Gunwharf Quays lies this fantastic, spacious two bedroom, two bathroom modern fully furnished flat with fantastic views across the city. The building also has the added bonus of lift access and a concierge facility.

This property needs to be viewed to be appreciated as the views are breathtaking with floor to ceiling windows overlooking Portsmouth Historic Dockyard, the iconic Spinnaker Tower and Portsdown Hill. Internally the property is beautifully decorated with modern furniture and a large lounge/kitchen. The kitchen is fully fitted with white goods. Two double bedrooms both offer further views across the city one with en suite bathroom and both have built in storage space. There is also ample storage in the flat and a modern family bathroom.

This is one of those flats that does not come to the market often but offers the prospective tenants a real feel of luxury throughout. Available now, a swift viewing is highly recommended.

Call today to arrange a viewing
02392 864 974
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.

REMOVAL QUOTES

CONCIERGE FACILITY
Front desk manned for access and security

LOCAL AMENITIES
Range of local bars, restaurants, shops and attractions including cinema, ten pin bowling and casino.

LOCAL ATTRACTIONS
The Spinnaker Tower: Soaring 170 metres above Portsmouth Harbour and the Solent, the Emirates Spinnaker Tower is taller than the London Eye, Blackpool Tower and Big Ben and has already established itself as a national icon for Britain.

KITCHEN/LOUNGE
Modern lounge kitchen fully furnished with fridge/freezer, microwave, dishwasher and all the necessities. The lounge offers a modern four seater breakfast table and chairs, sofa, separate lounge chair with under floor heating controlled gauge also.

BEDROOM ONE
Built in storage, large double bed and side tables, leading to en suite bathroom, stunning views

EN SUITE
Three piece bathroom suite with shower, low-level W.C and wash basin.

BEDROOM TWO
Built in storage, double bed, stunning views.

FAMILY BATHROOM
Three piece bathroom suite with bath, low-level W.C and wash basin.

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.

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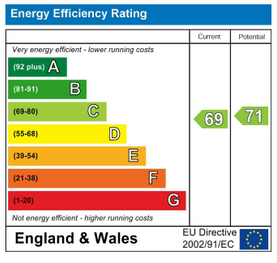












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