

£950 Per Calendar Month

Mary Rose Court, Southsea PO5 2JD



HIGHLIGHTS

- ◆ SEAFRONT LOCATION
- ◆ AVAILABLE JULY
- ◆ OFFERED FURNISHED OR UNFURNISHED
- ◆ DOUBLE BEDROOM
- ◆ LOWER GROUND FLOOR
- ◆ IDEAL FOR SINGLE PERSON OR PROFESSIONAL COUPLE
- ◆ SOUTHSEA APARTMENT
- ◆ ONE BEDROOM
- ◆ SHORT WALK TO PALMERSTON ROAD
- ◆ CALL TO VIEW

Nestled in the charming Mary Rose Court on South Parade, Southsea, this delightful basement level flat offers a unique opportunity to enjoy coastal living. With one spacious reception room and a well-appointed double bedroom, this purpose-built apartment is perfect for individuals or couples seeking a comfortable home by the sea.

The open-plan modern kitchen is designed for both functionality and style, making it an ideal space for cooking and entertaining. The bathroom, conveniently

located off the bedroom, adds to the flat's practicality.

Living in Southsea means you will be just moments away from the beautiful seafloor, where you can enjoy leisurely walks along the beach or partake in the vibrant local community. This flat is not just a home; it is a lifestyle choice that offers the perfect blend of comfort and convenience in a sought-after location.

This property presents an excellent opportunity to embrace the coastal charm of Southsea. Don't miss your chance to make this lovely flat your own.

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





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
15'2" x 13'3" (4.64 x 4.06)

BEDROOM
10'6" x 9'6" (3.22 x 2.91)

BATHROOM
9'6" x 4'7" (2.91 x 1.42)

Council Tax Band A
Portsmouth City Council:
BAND A

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.

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.



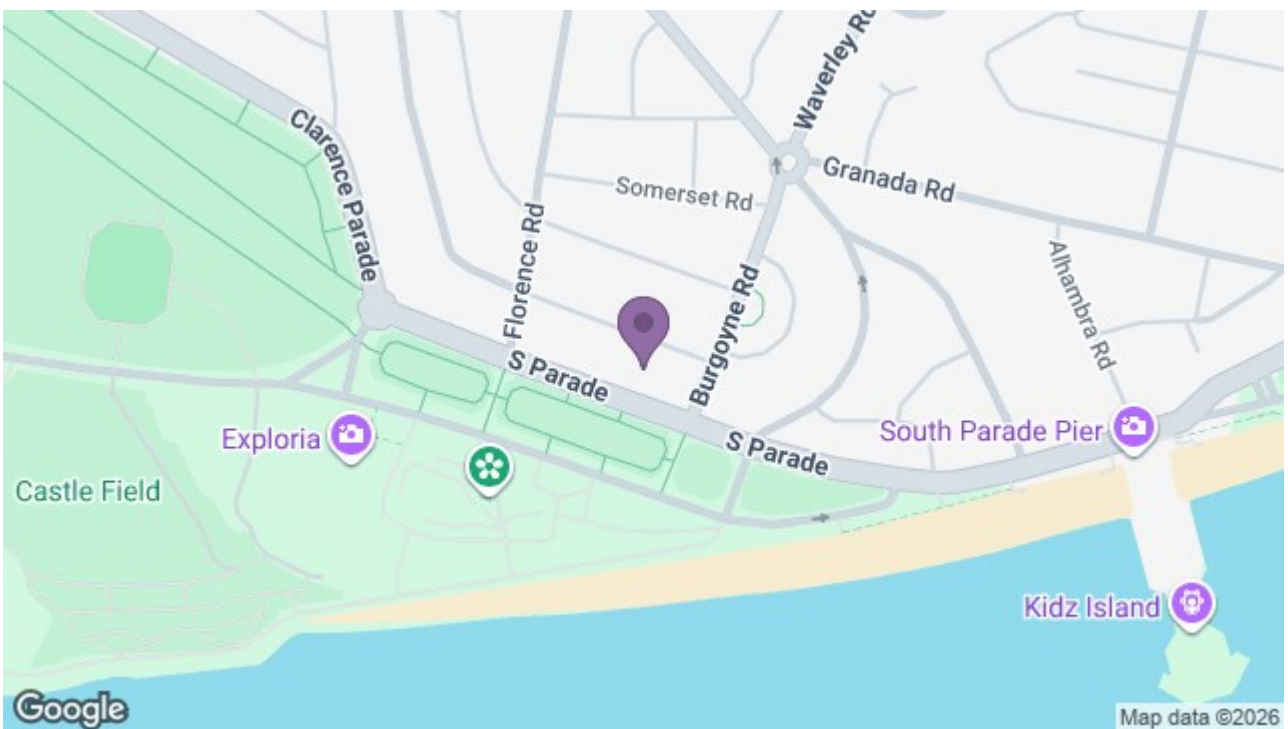
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | 71 | 77 |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |



LOWER GROUND FLOOR



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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