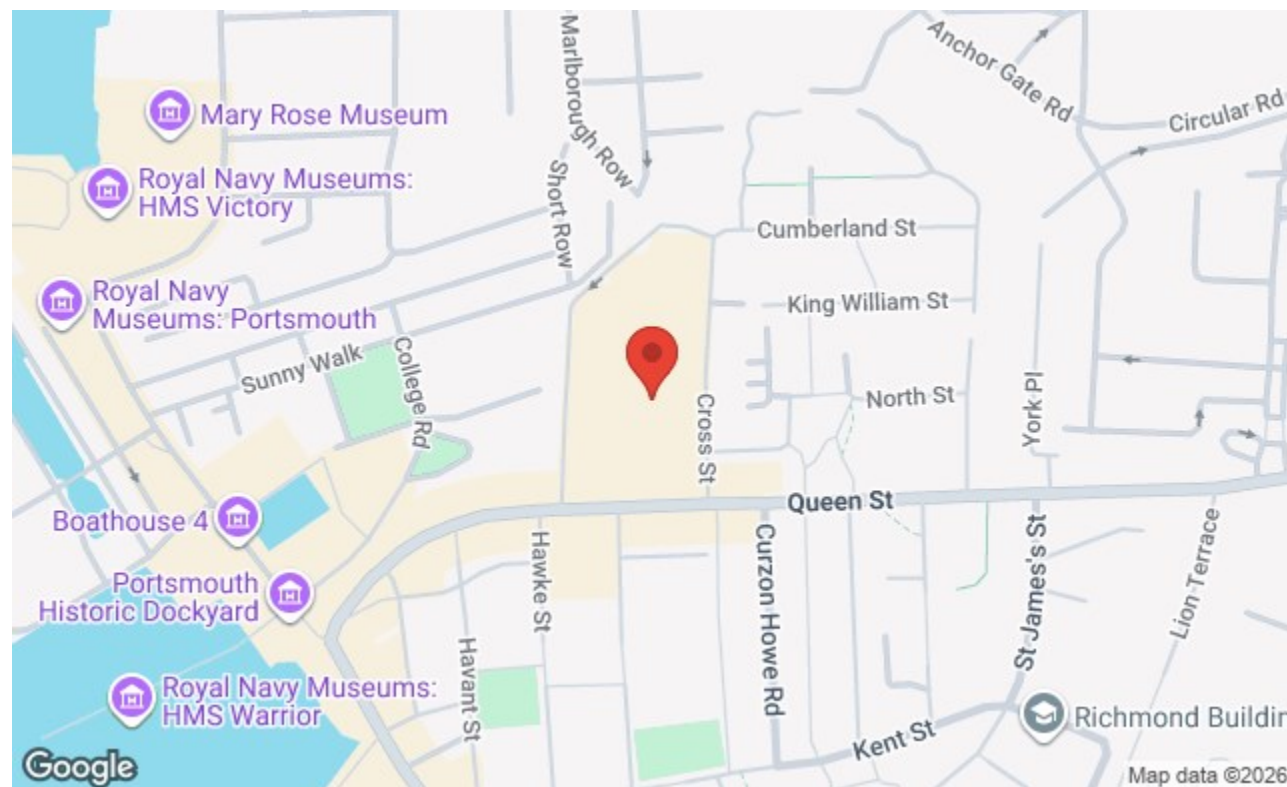




£1,100 PCM

Richmond House, Portsmouth PO1 3FN

bernards
THE ESTATE AGENTS



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



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ MODERN KITCHEN
- ❖ MODERN BATHROOM
- ❖ PURPOSE BUILT BLOCK
- ❖ CLOSE TO GUNWHARF
- ❖ MINUTES FROM TRANSPORT LINKS
- ❖ AVAILABLE LATE NOVEMBER
- ❖ WATER BILLS INCLUDED
- ❖ OFF STREET PARKING
- COMMUNAL GARDENS

****SECURE OFF ROAD PARKING****

We are pleased to offer to let this beautifully presented apartment in the highly desired Admiralty Quarter development and overlooking the historic dockyard.

The property benefits from modern flooring throughout and being fully furnished with electric heating, double glazing and white goods included.

There is also a juliet style balcony, access to a 24 hour concierge and

landscaped communal gardens. This property is also offered with off street, secure parking.

The property is available late November, we strongly recommend booking an internal viewing!

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.

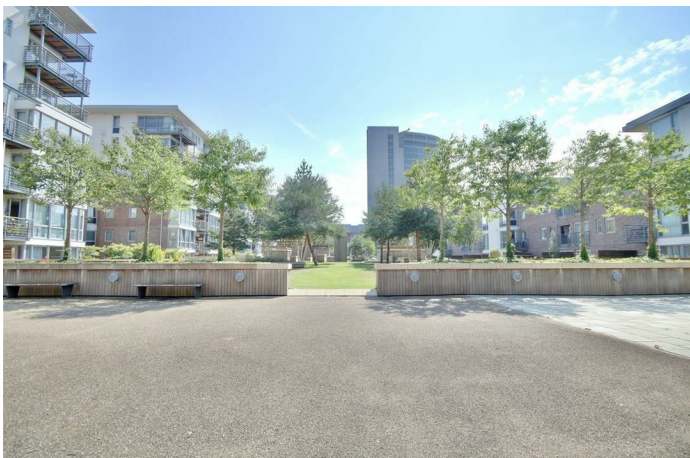
TENANT FEES ACT 2019

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 e.g. 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.



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		
EU Directive 2002/91/EC		
England & Wales		



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