

£850 PCM

Elphinstone Road, Southsea PO5  
3HR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ ONE DOUBLE BEDROOM
- ❖ FIRST FLOOR
- ❖ FURNISHED
- ❖ CLOSE TO SEAFRONT
- ❖ AVAILABLE AUGUST
- ❖ BUILT IN STORAGE
- ❖ IDEAL FOR PROFESSIONALS
- ❖ BRIGHT AND AIRY
- ❖ A MUST VIEW

Come and view this fantastic rental opportunity just a stones through from the Southsea Common and Seafront and the popular shopping areas in central Southsea.

The flat is located on the first floor and has a lounge along with a double bedroom, which is flooded with natural light.

Moving through, you have a fitted kitchen and bathroom, both of

which are finished to a good standard.

With the added benefit of a shared courtyard and bike store with an excellent location, you can step outside the door and enjoy everything Southsea has to offer. The local bars and restaurants are just around the corner and Gunwharf Quays just a bit further.

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





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# PROPERTY INFORMATION

## LOUNGE/DINER

12'1" x 13'1" (3.68m x 3.99m)

## KITCHEN

6'7" x 9'1" (2.01m x 2.77m)

## BEDROOM ONE

5'11" x 6'7" (1.80m x 2.01m)

## BATHROOM

12'2" x 9'11" (3.71m x 3.02m)

## 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.

## Council Tax Band: A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

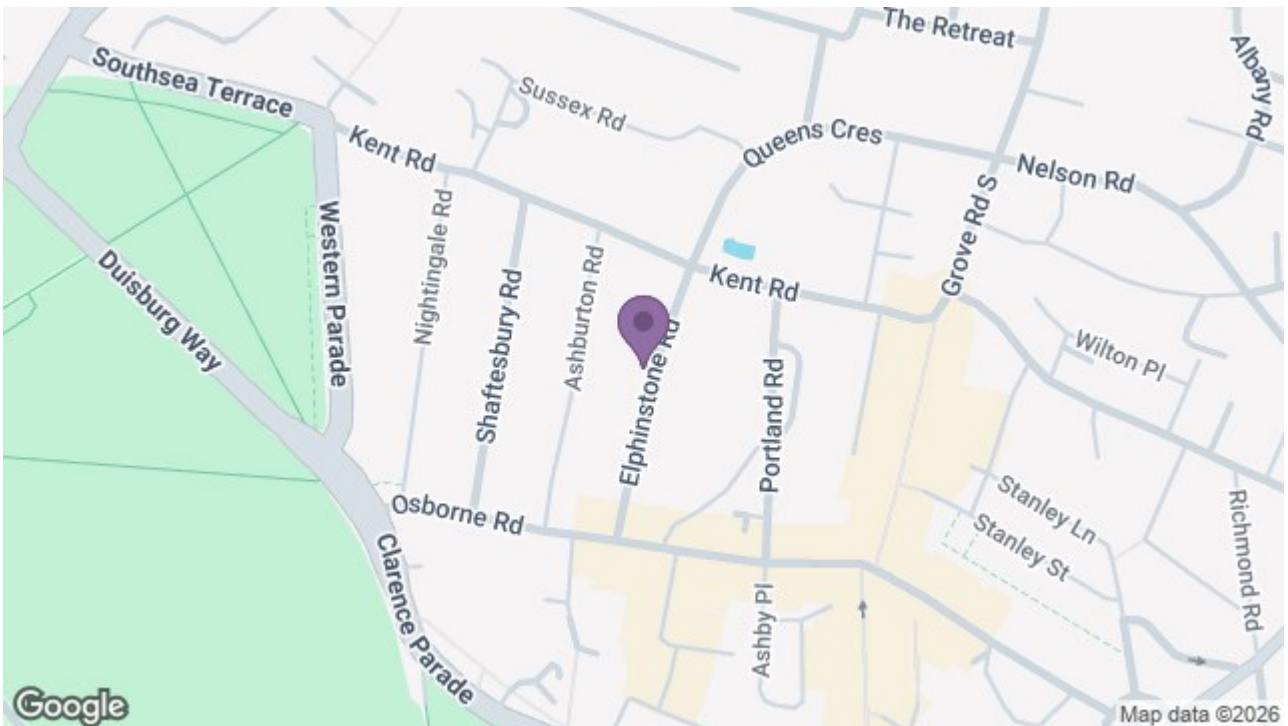


1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



TOTAL FLOOR AREA : 477 sq.ft. (44.3 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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