£1,650 Per Month

Elm Gardens, Southsea PO5 2FJ

bernards
THE ESTATE AGENTS

2 1 1



HIGHLIGHTS

- TWO BEDROOMS
- PARKING INCLUDED
- OPEN PLANNED LIVING
- UNFURNISHED
- NEW CONVERSION
- CENTRAL SOUTHSEA LOCATION
- CLOSE TO TRANSPORT LINKS
- MINUTES FROM SEAFRONT
- PARKING OPTIONAL
- MOVE FROM JULY

FIRST MONTHS RENT FREE

Welcome to this brand-new Two-bedroom flat in the heart of Southsea, set within a contemporary development designed for modern living in a lively, well-connected area.

The property features a bright and spacious open-plan kitchen and living area, offering a welcoming environment that's perfect for both relaxing and entertaining. The well-proportioned bedrooms provide comfortable accommodation, making the flat an excellent choice for professionals. A stylish, modern bathroom with high-quality fittings completes the home.

Its central location is a standout feature, with a range of local amenities—including shops, cafés, and parks—just a short walk away. Convenient public transport links also make commuting to surrounding areas straightforward.

Offered unfurnished, the flat provides a blank canvas for you to personalise to your own taste. With completion expected in June, this is a fantastic opportunity to secure a fresh, modern home in a sought-after location.

Please note: The photos shown reflect the overall finish and specification, but may not depict the exact unit available.

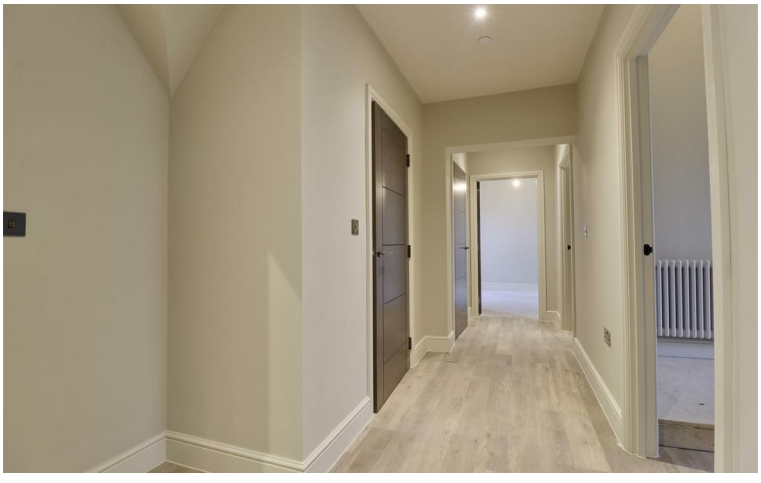
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02392 864 974
www.bernardsea.co.uk











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PROPERTY INFORMATION

Tenant Fee Act 2019

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.

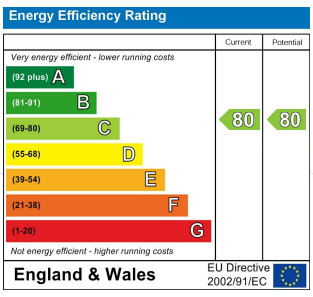
Right to Rent

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.



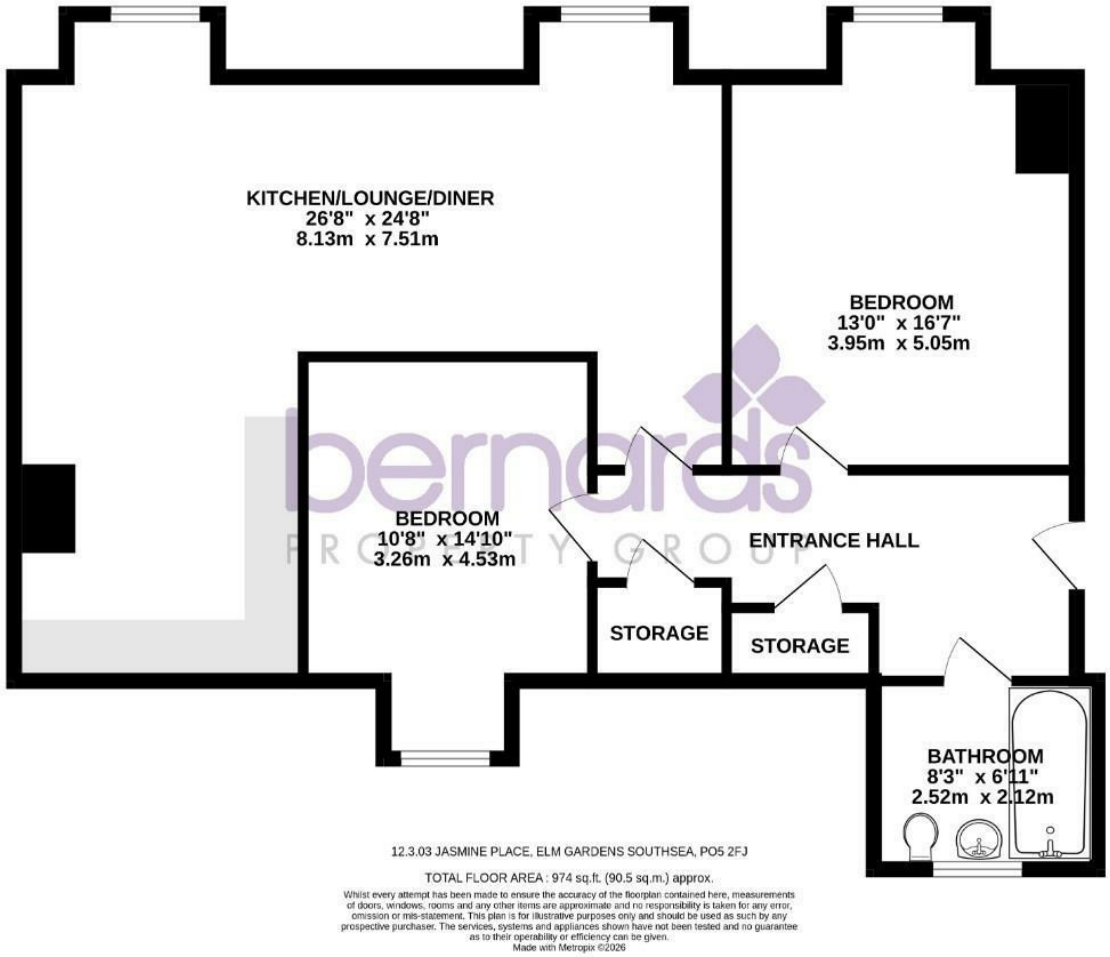


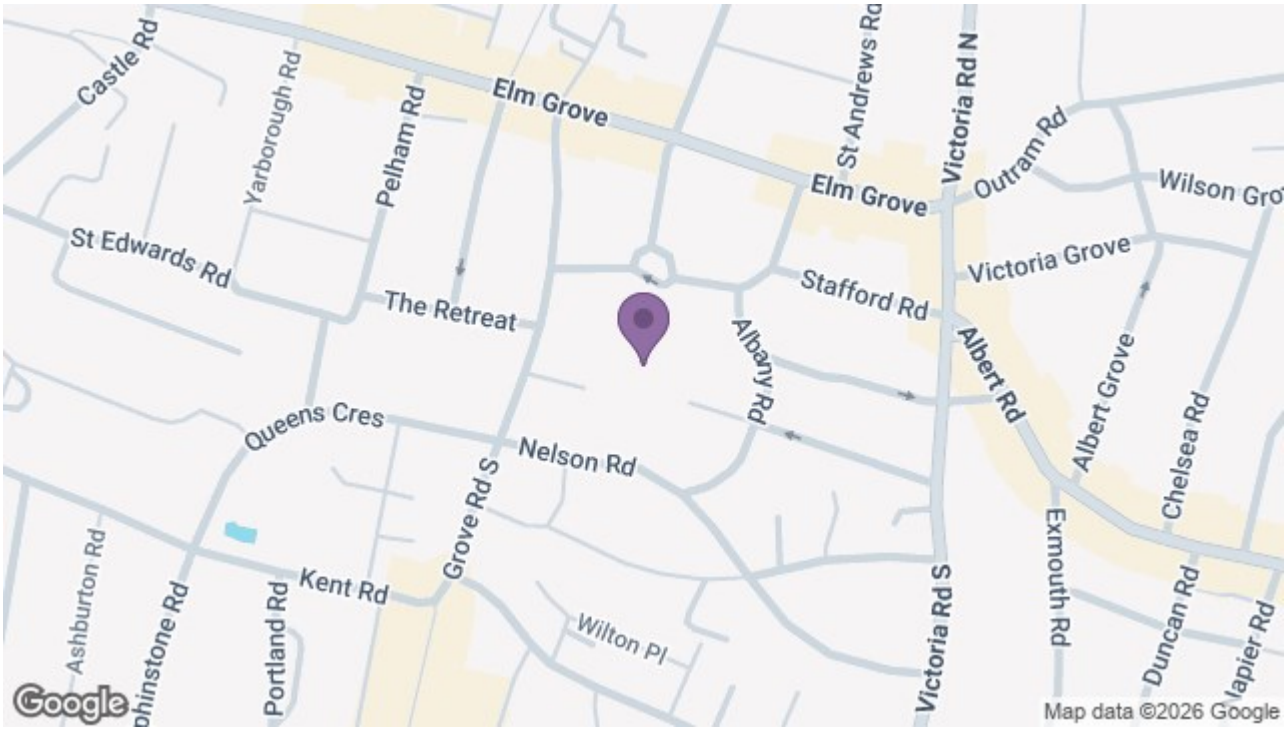




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3RD FLOOR
974 sq.ft. (90.5 sq.m.) approx.





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