

£950 PCM

Waverley Road, Hampshire PO5
2PW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM FLAT
- ❖ NEUTRAL THROUGHOUT
- ❖ CENTRAL SOUTHSEA
- ❖ LIGHT REFURBISHMENT
- ❖ VERY SPACIOUS
- ❖ TWO BATHROOMS
- ❖ DOUBLE GLAZING
- ❖ PRIVATE PARKING
- ❖ AVAILABLE FEBUARY

PARKING INCLUDED

We are delighted to offer this spacious one-bedroom flat in the highly sought-after Southsea area, just minutes from the seafront and local amenities, with the added benefit of an allocated parking space.

The property is in very good order throughout and comprises a large kitchen with white goods, a bright

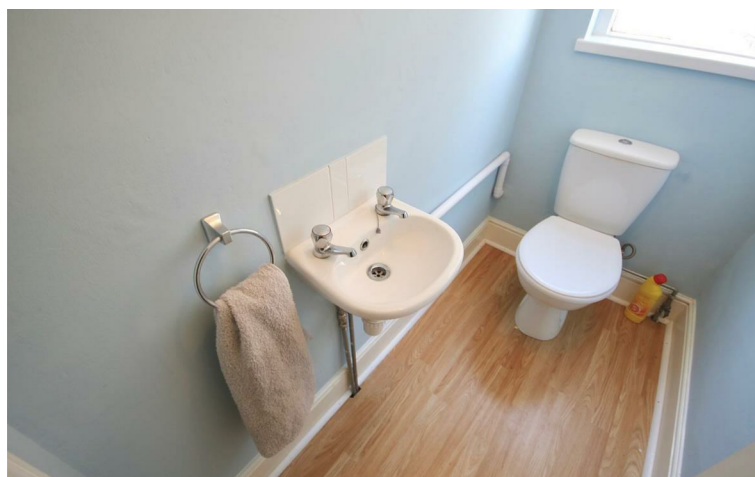
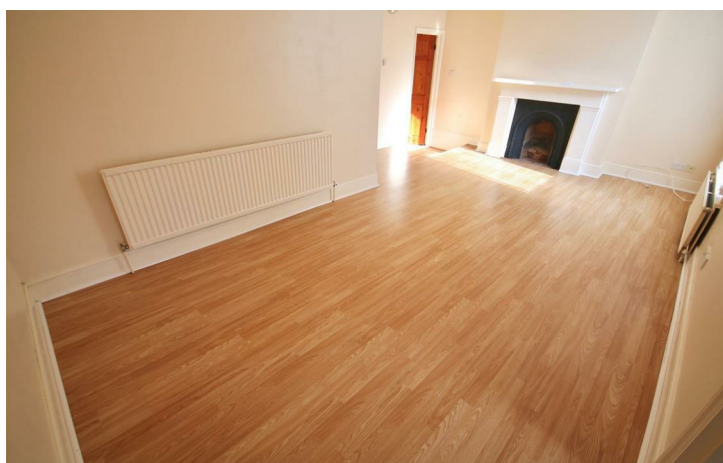
and spacious lounge with charming period features, a generous master bedroom with an ensuite bathroom, plus a second W.C. Additional benefits include gas central heating and double glazing.

Offered unfurnished, with white goods included (cooker, washer/dryer, fridge/freezer).

Available February 2026.

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





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PROPERTY INFORMATION

Council Tax Band A

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

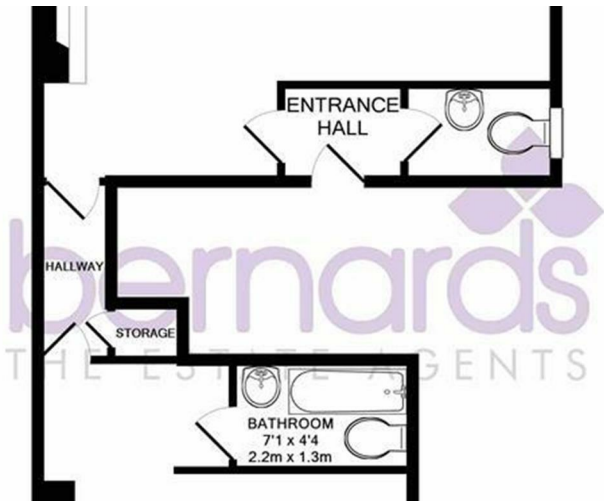
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

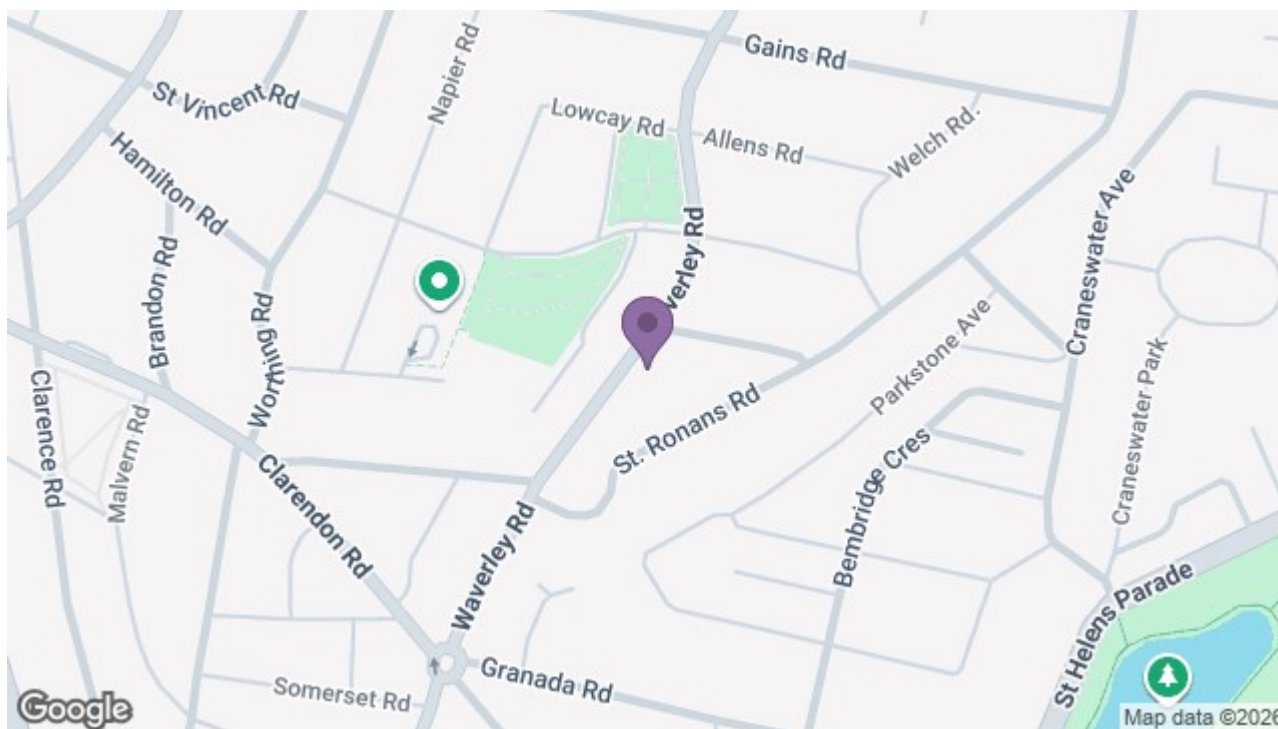
Right to Rent

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		
(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		





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