

£1,800 PCM

Queen Street, Portsmouth PO1 3GA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AMAZING VIEWS
- ❖ 16TH FLOOR
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ FULLY FURNISHED
- ❖ PARKING
- ❖ IDEAL FOR PROFESSIONALS
- ❖ AVAILABLE TO MOVE IN MAY
- ❖ A MUST VIEW
- ❖ ADMIRALTY TOWER

*****BALCONY WITH INCREDIBLE VIEWS...FULLY FURNISHED*****

A superb apartment presented in immaculate order throughout with some of the most beautiful views you will find anywhere in the city!

Located within the very popular Admiralty Quarter Development offering easy access to

Gunwharf and waterfront. The property is offered furnished and consists of two double sized bedrooms, two bathrooms, generous open plan kitchen dining area leading into Lounge with floor to ceiling windows. Property also boasts a balcony and underground parking space.

Call us now to view this apartment!

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





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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.

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

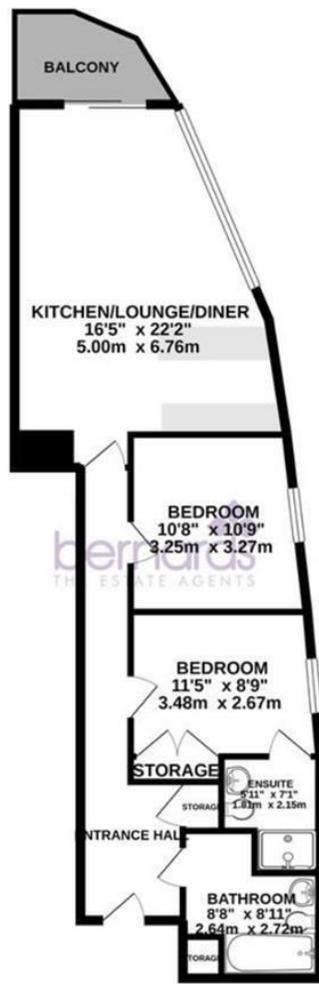
- rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination 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.

Council Tax Band E



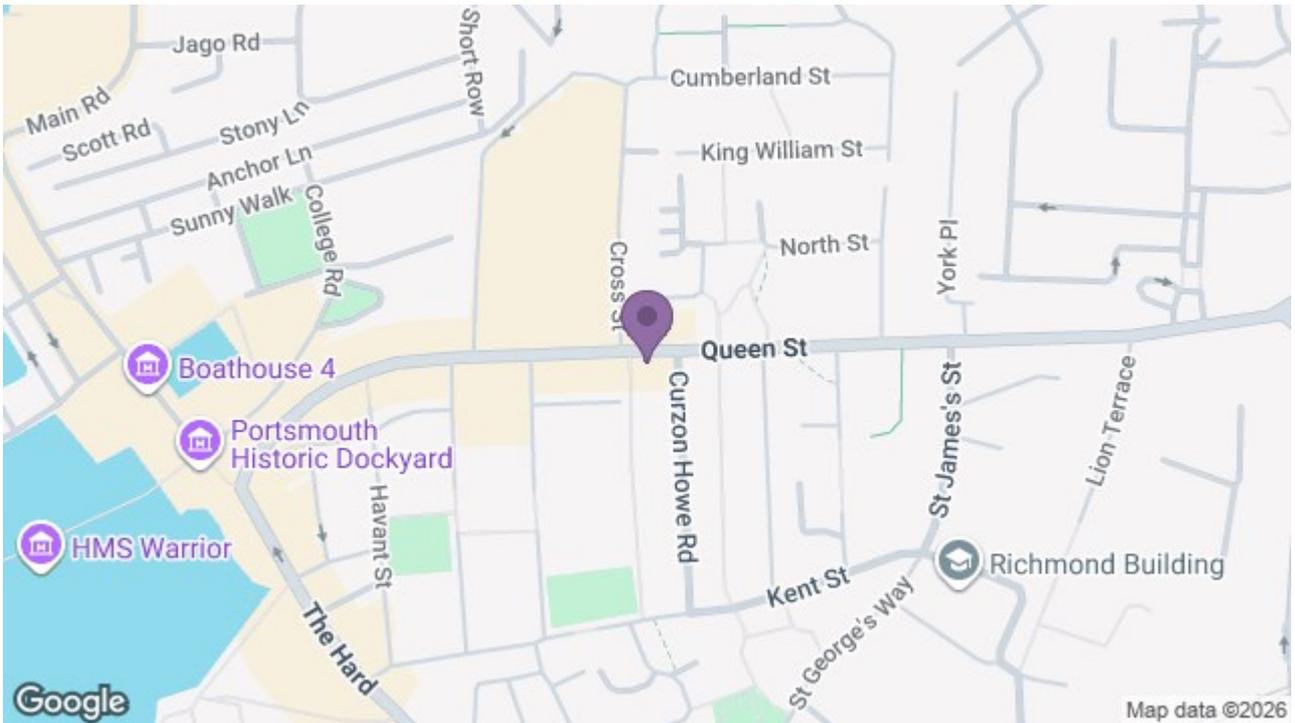
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 711 sq.ft. (66.1 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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