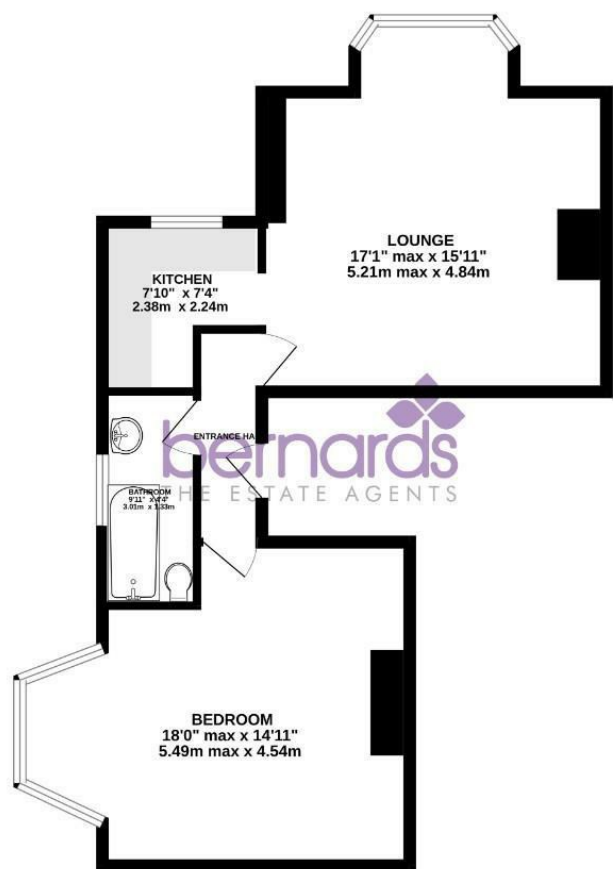
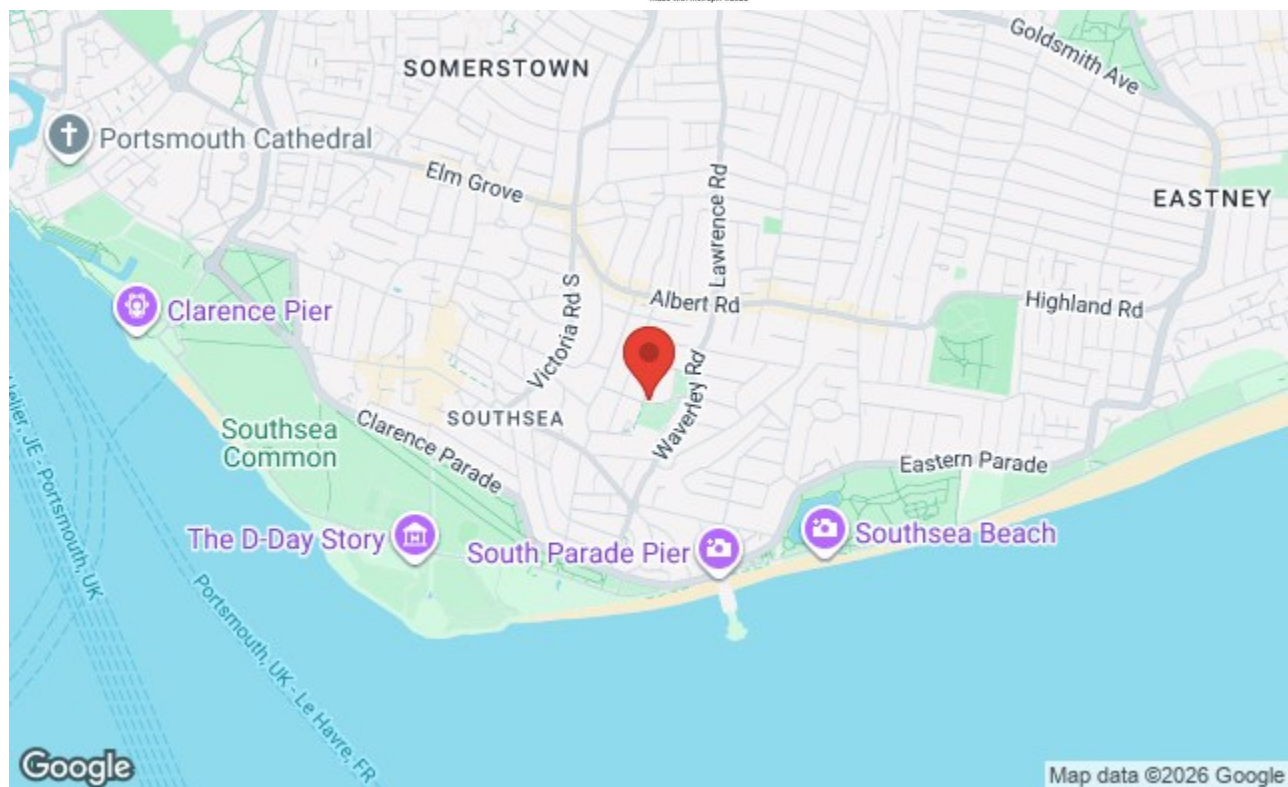


FIRST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 567 sq.ft. (52.7 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.
Made with Metropix (2023)



TO LET

£900 Per Calendar Month

Wimbledon Park Road, Southsea PO5 2PT

bernards
THE ESTATE AGENTS



1 1 1

HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ FIRST FLOOR
- ❖ OFF ROAD PARKING
- ❖ SPACIOUS LOUNGE
- ❖ DOUBLE SIZED BEDROOM WITH BAY WINDOW SEAT
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ SOUGHT AFTER AREA
- ❖ AVAILABLE JUNE
- ❖ IDEAL FOR SINGLE PROFESSIONAL / COUPLE
- CALL NOW TO ARRANGE A VIEWING

****OFF ROAD PARKING IN CENTRAL SOUTHSEA****

We are delighted to bring to the rental market this one bedroom, first floor apartment situated in the sough after Wimbledon Park Road, Central Southsea!

The property comprises of a generously sized lounge with bay windows allowing the natural sunlight to flood through. Leading on from the lounge you will find the kitchen equipped with oven, fridge freezer and washing

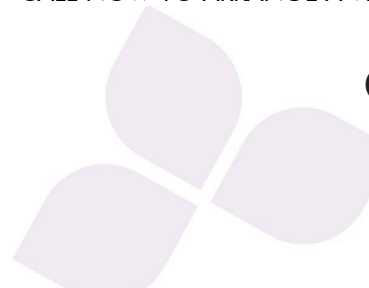
machine. There is a large double bedroom with bay window seat and built in storage / wardrobes offering an abundance of storage space.

The property benefits from an off road parking space and is available from late June.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

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.

COUNCIL TAX BAND A



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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