

£950 Per Month

32 Western Parade, Southsea PO5
3JG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BASEMENT LEVEL FLAT
- ❖ MODERN KITCHEN
- ❖ FULLY FURNISHED
- ❖ GAS CENTRAL HEATING & WATER BILL INCLUDED
- ❖ AVAILABLE NOW
- ❖ SHORT WALK TO SEAFRONT
- ❖ SPACIOUS BEDROOM

Welcome to Grosvenor Apartments, a basement level flat located on the picturesque Western Parade in Southsea. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a coastal retreat.

Upon entering, you will find a well-appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features a spacious bedroom, ensuring a restful night's sleep, and a modern bathroom that has been designed with both style and functionality in mind.

One of the standout features of this property is the newly fitted kitchen, which boasts

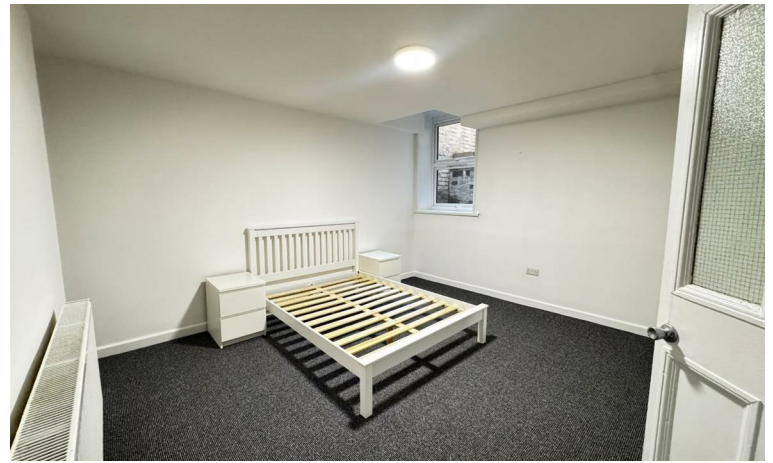
contemporary appliances and ample storage space, making it a joy to prepare meals. The flat is fully furnished, allowing you to move in with ease and start enjoying your new home right away.

Situated in a prime seafront location, you will have the refreshing sea breeze at your doorstep. The vibrant Southsea area offers a variety of local amenities, including shops, cafes, and recreational facilities, all within easy reach.

With gas central heating, you can enjoy a warm and cosy environment throughout the year. This property is not just a flat; it is a lifestyle choice, offering the perfect balance of seaside living and urban convenience. Don't miss the opportunity to make this lovely flat your new home.

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





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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.

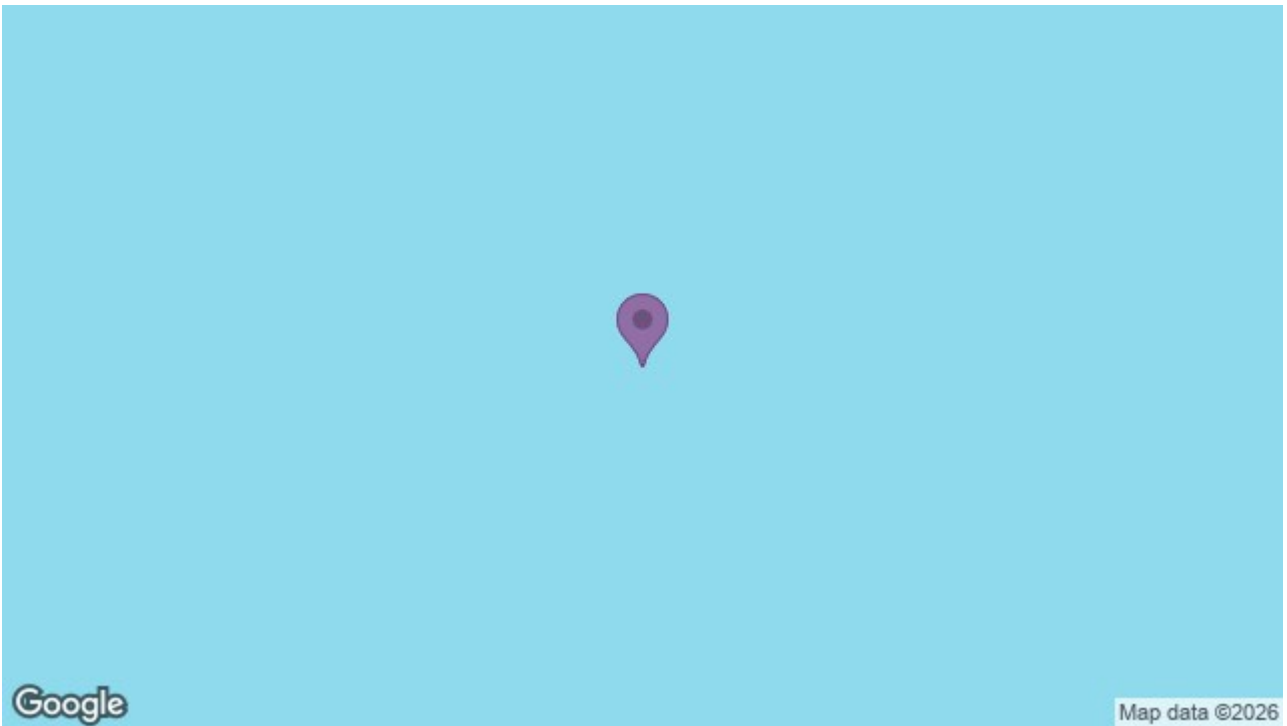
Right to Rent

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.



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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