

£850 PCM

Alhambra Road, Southsea PO4 0RL

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BASEMENT APARTMENT
- ❖ OFF ROAD PARKING
- ❖ DOUBLE BEDROOM
- ❖ CLOSE TO THE PIER
- ❖ IDEAL FOR STUDENTS/PROFESSIONALS
- ❖ FULLY FURNISHED
- ❖ SHOWER ROOM
- ❖ LARGE BAY WINDOW
- ❖ AVAILABLE NOW
- A MUST VIEW

### \*\*ONE BED IN CENTRAL LOCATION\*\*

Bernards Southsea are delighted to introduce this one bedroom apartment, in the sought after location of Southsea, in walking distance of local amenities including Fratton Train Station and restaurants.

Internally, the accommodation comprises of a open planned

kitchen, living area. There is a double bedroom and fitted bathroom.

The property comes with the added bonus of off road parking!

The property is available for a move in at the end of October.

We strongly recommend booking an early viewing to avoid disappointment

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)







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# PROPERTY INFORMATION

## Council Tax Band A

## 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.

## 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.

## Tennant Fees

Tenancies entered prior to 01st June 2019 fees still payable:  
Renewal £100 plus VAT  
Releasing a Reference to new Agent or Landlord £25 plus VAT  
Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019  
Company Let £500 plus VAT  
Change of agreement

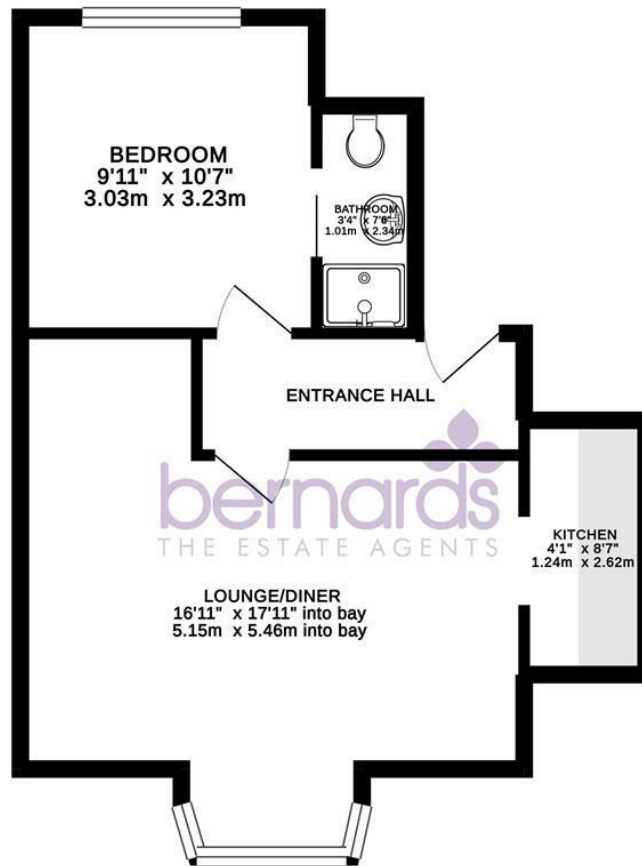
requested by tenant £50.00 including VAT  
Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.  
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.



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

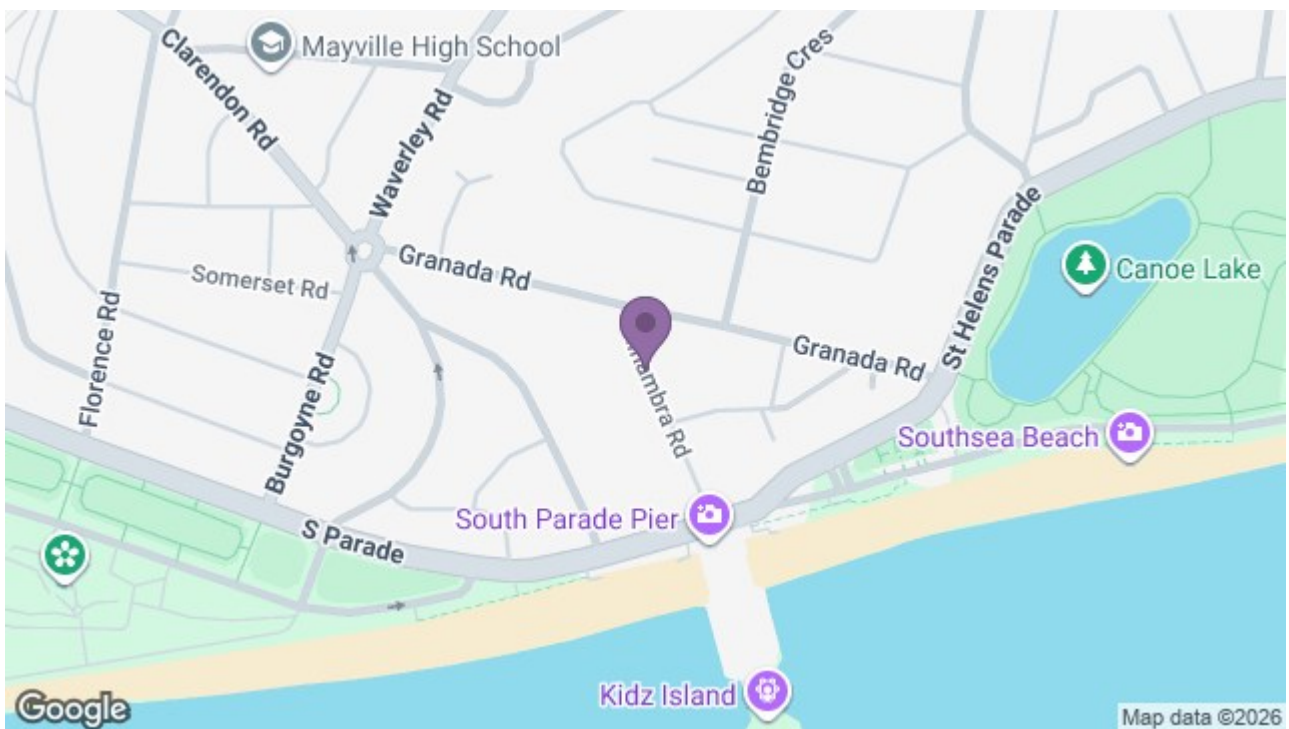






TOTAL FLOOR AREA : 429 sq. ft. ( 39.8 sq. m. ) approx.

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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