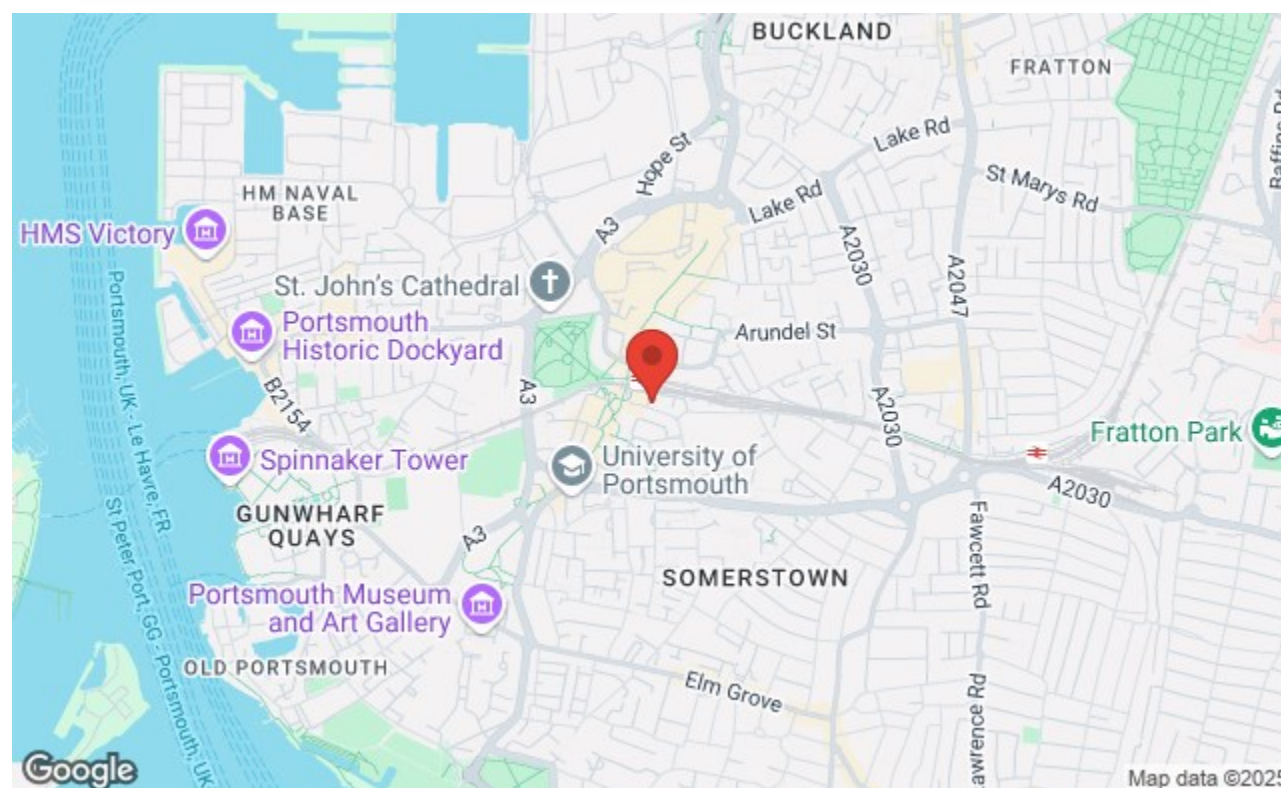


TOTAL APPROX. FLOOR AREA 367 SQ.FT. (34.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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£900 PCM

Enterprise House, Portsmouth PO1 2RX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ FURNISHED
- ❖ OPEN PLANNED LIVING
- ❖ AVAILABLE FROM MID AUGUST 2025
- ❖ CENTRAL LOCATION
- ❖ MINUTES FROM TRAIN STATION
- ❖ MODERN LIVING
- ❖ WHITE GOODS INCLUDED
- ❖ LIFT ACCESS

We are delighted to welcome to the market this one bedroom flat in the sought after location of Central Portsmouth. Enterprise House is a development of apartments which boast a high quality modern finish throughout, with high gloss kitchens and contemporary bathrooms.

The location is a stones throw from Portsmouth's main train station and is in walking distance to the University of Portsmouth, city centre and the popular Guildhall Walk strip of bars and

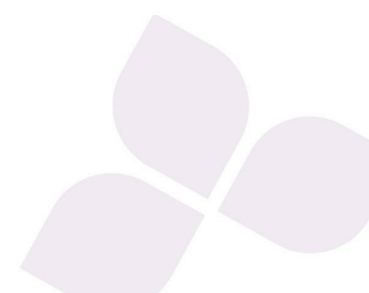
restaurants.

Situated perfectly for students in the centre of Portsmouth, its one not to be missed!

* Photos are of not the exact flat but of one similar *

Contact Bernards on 023 9272 8099

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



PROPERTY INFORMATION

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.

COUNCIL TAX BAND A

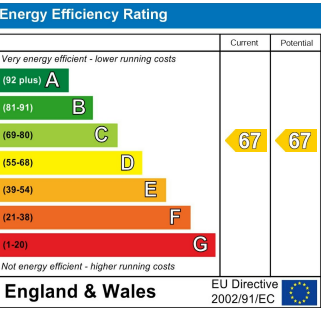
TENANT FEES ACT 2019

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.



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