

£1,100 Per Calendar Month

7 Osborne Road, Southsea PO5 3LR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS, TWO BATHROOMS
- ❖ GOOD SIZE LOUNGE/ KITCHEN AREA
- ❖ BRIGHT & AIRY
- ❖ GAS CENTRAL HEATING INCLUDED
- ❖ WIFI INCLUDED FOR £30 PER MONTH!
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO LOCAL AMENITIES & TRANSPORT LINKS
- ❖ AVAILABLE IMMEDIATELY
- ❖ FULLY FURNISHED
- ❖ WHITE GOODS INCLUDED

We are delighted to bring to the market this two bedroom, two bathroom apartment located in Osborne Road, Southsea. Being in a central Southsea location, this apartment is situated ideally within walking distance of the Seafront, bars, restaurants and shops!

Internally the property is fully furnished. Offering two double bedrooms, both with en suites, and a lounge/kitchen/ diner, this

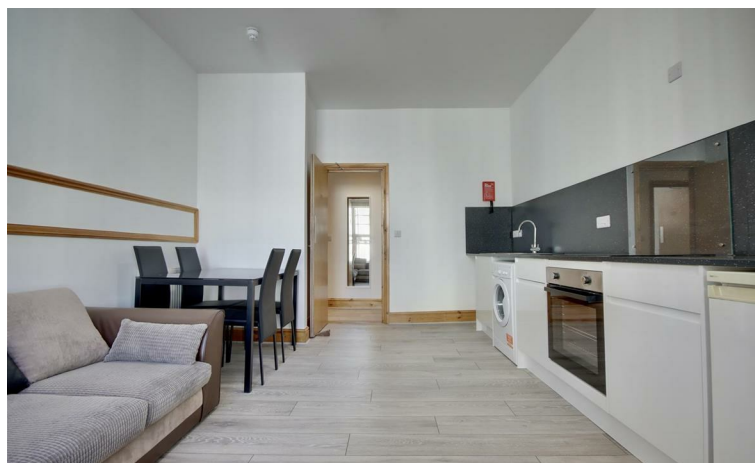
property is ideally suited for a couple looking for space or two sharers!

The rent is inclusive of gas central heating bills, Tenant/s must pay all other bills. Super fast Virgin Media wifi can be included for an extra £30.00 per month!

Available immediately, contact us today to arrange to view this lovely apartment!

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

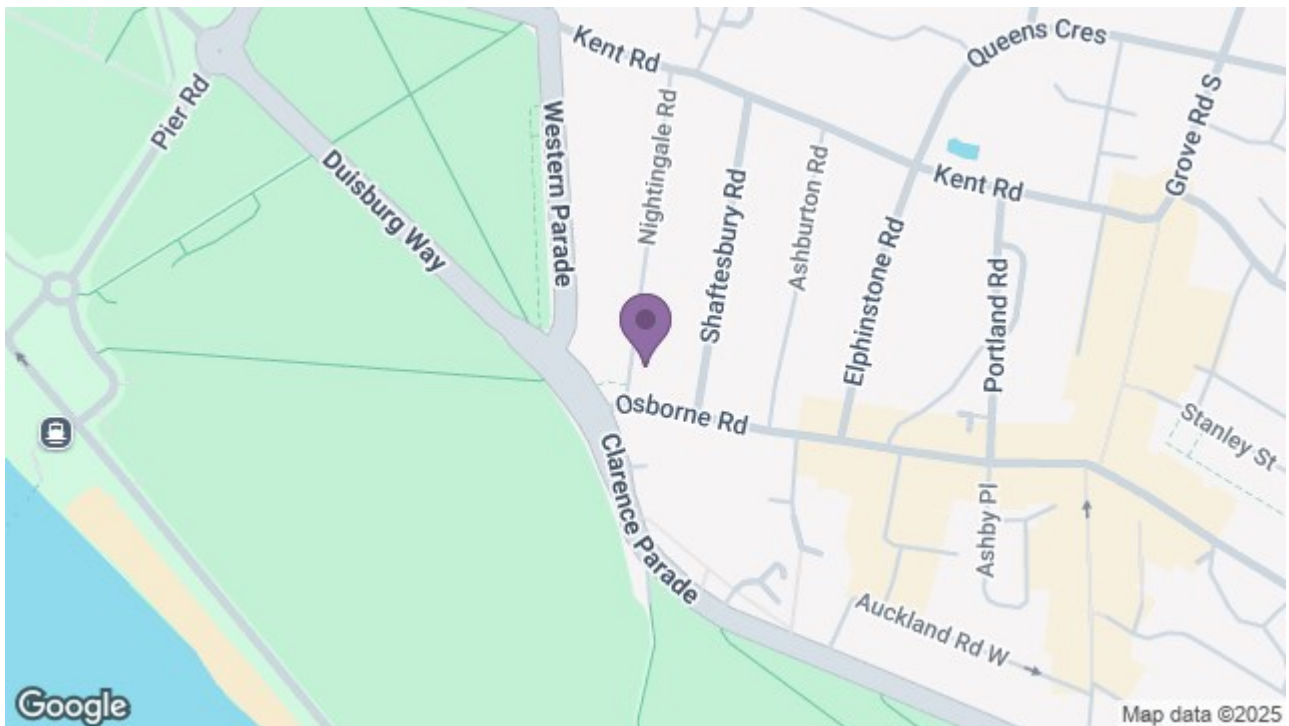
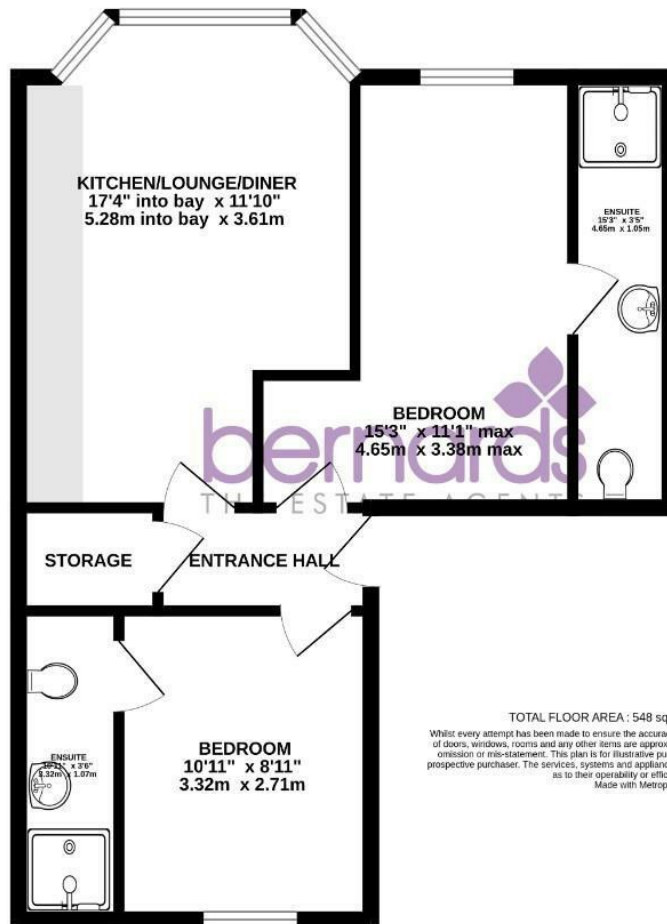
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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		



1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

