

£1,300 Per Month

61 Festing Road, Southsea PO4
0NQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ SPACIOUS LOUNGE WITH BAY WINDOW
- ❖ MODERN KITCHEN WITH WHITE GOODS
- ❖ FULLY FURNISHED
- ❖ SHORT WALK TO THE SEAFRONT
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ AVAILABLE NOW
- ❖ IDEAL FOR PROFESSIONAL COUPLE OR SHARERS

Welcome to this charming flat located at Festing Road in the vibrant area of Southsea. This delightful property boasts a spacious layout, offering a comfortable living experience. With two generously sized double bedrooms, it is perfect for individuals or couples seeking a stylish and modern home.

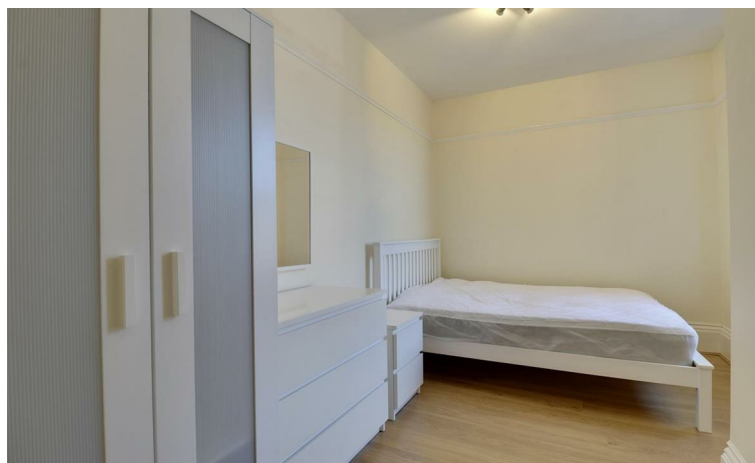
The flat features a well-appointed reception room, providing an inviting space for relaxation and entertainment. The modern kitchen is equipped with essential white goods, making it ideal for those who enjoy cooking and dining at home. The overall design of the flat is both practical and appealing, ensuring that you will feel right at home from the moment you step inside.

Covering an area of 678 square feet, this flat offers ample space for your needs. The furnishings are included, allowing for a seamless move-in experience. Whether you are looking to settle down or seeking a rental opportunity, this property is available now and ready for you to make it your own.

Situated in Southsea, you will benefit from a lively community with a variety of local amenities, parks, and the beautiful coastline just a short distance away. This flat is not just a place to live; it is a gateway to a wonderful lifestyle. Do not miss the chance to view this exceptional property.

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

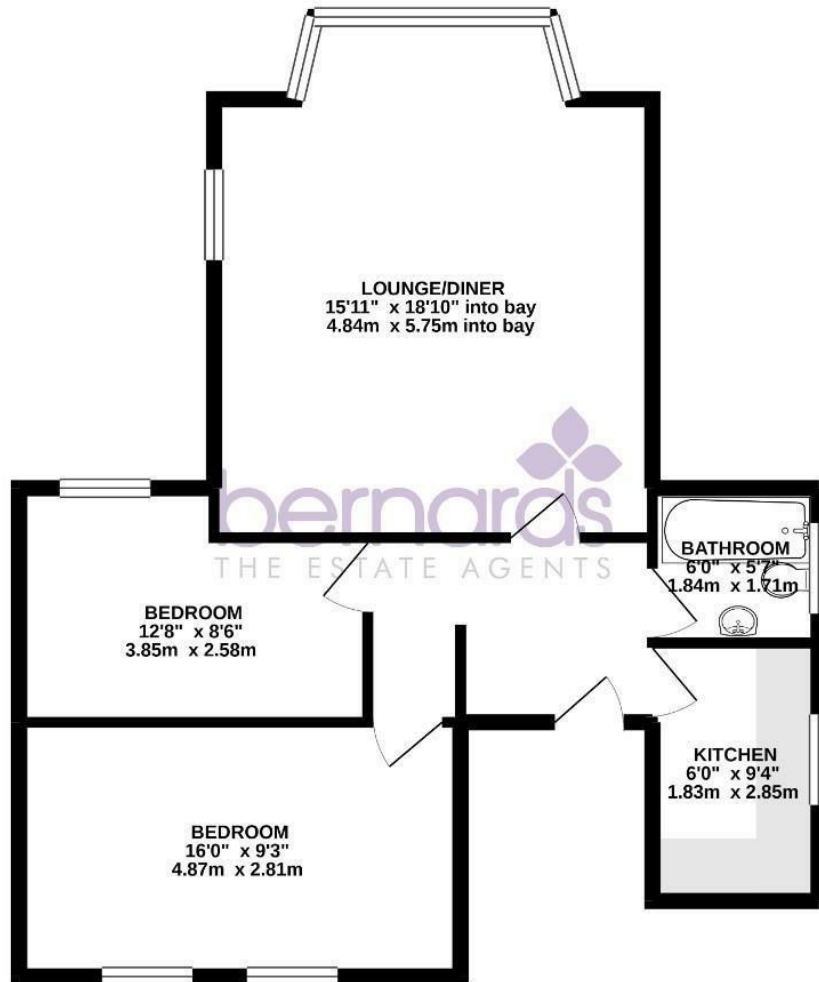
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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		67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

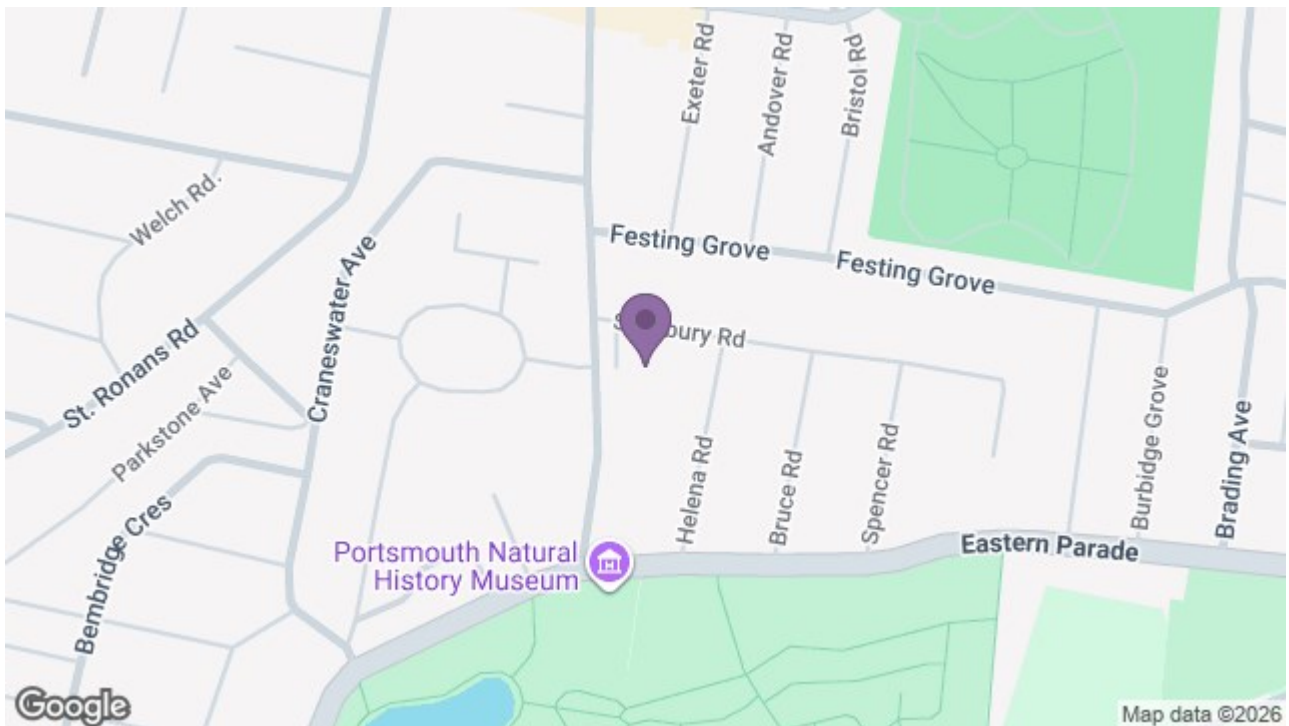


1ST FLOOR
683 sq.ft. (63.4 sq.m.) approx.



TOTAL FLOOR AREA : 683 sq.ft. (63.4 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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