£1,100 Per Calendar Month

Queen Street, Portsmouth PO1 3GB

bernards
THE ESTATE AGENTS

1 1 1



HIGHLIGHTS

- AVAILABLE NOW
- WHITE GOODS INCLUDED
- GIFTED FURNITURE
- CLOSE TO LOCAL SHOPS
- CLOSE TO BUS AND TRAIN STATIONS
- CLOSE TO GUNWHARF QUAYS
- MODERN
- DOUBLE BEDROOM

AVAILABLE NOW

Nestled in the vibrant heart of Portsmouth on Queen Street, this modern purpose-built flat offers a perfect blend of comfort and convenience. Just a stone's throw away from the bustling Gunwharf Quays, residents will enjoy easy access to a variety of shops, restaurants, and entertainment options, making it an ideal location for both relaxation and leisure.

The flat boasts a contemporary design, featuring stylish interiors that create a welcoming atmosphere. The inclusion of white goods ensures that you can move in with ease, as essential appliances are already provided. Additionally, the gifted furnishings add a touch of elegance and practicality, allowing you to settle in without the hassle of sourcing your own furniture.

For those who rely on public transport, this property is ideally situated close to both train and bus stations, making commuting a breeze. Whether you are heading to work or exploring the beautiful coastal surroundings, you will find that travel is both convenient and efficient.

This flat is not just a place to live; it is a lifestyle choice that offers modern living in a prime location. With its appealing features and proximity to key amenities, this property is sure to attract those seeking a comfortable and stylish home in Portsmouth. Don't miss the opportunity to make this delightful flat your own.

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











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

PROPERTY INFORMATION

Council Tax Band B

Council Tax Band B – £1,782.44 per annum. This amount is made up of charges from Portsmouth City Council, the Hampshire Police Authority, and the Combined Fire Authority.

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.

Removal Quotes

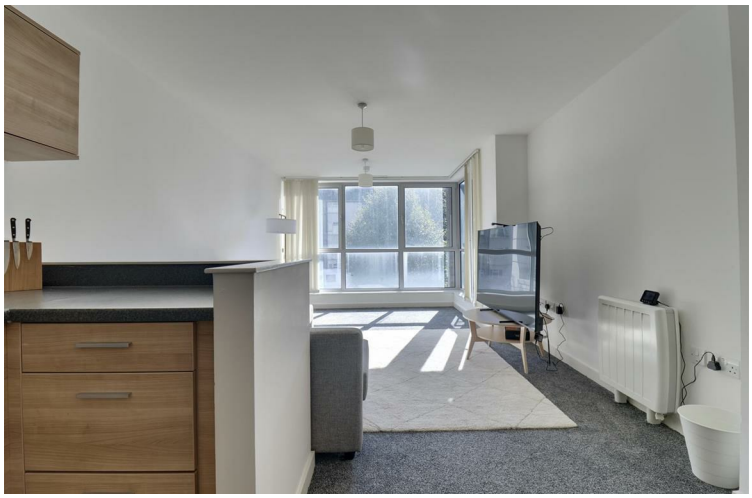
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

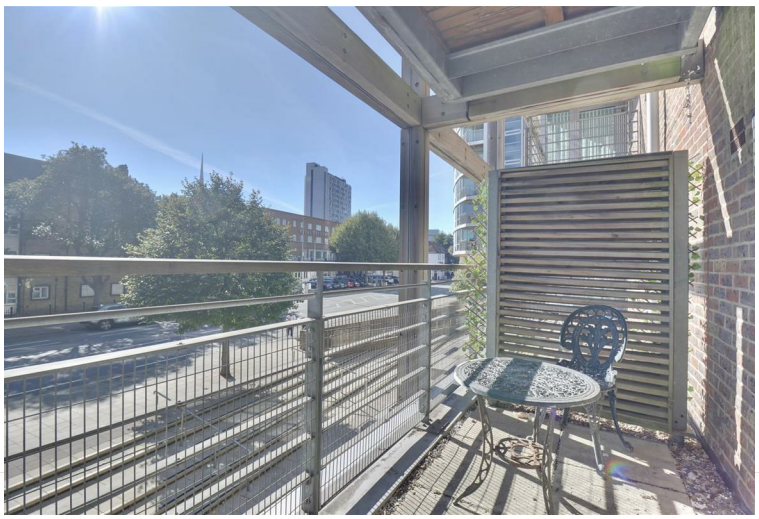
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

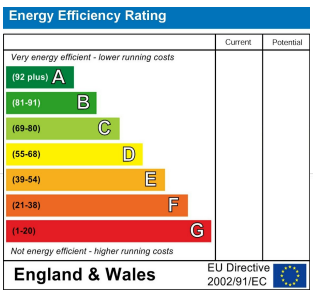
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.



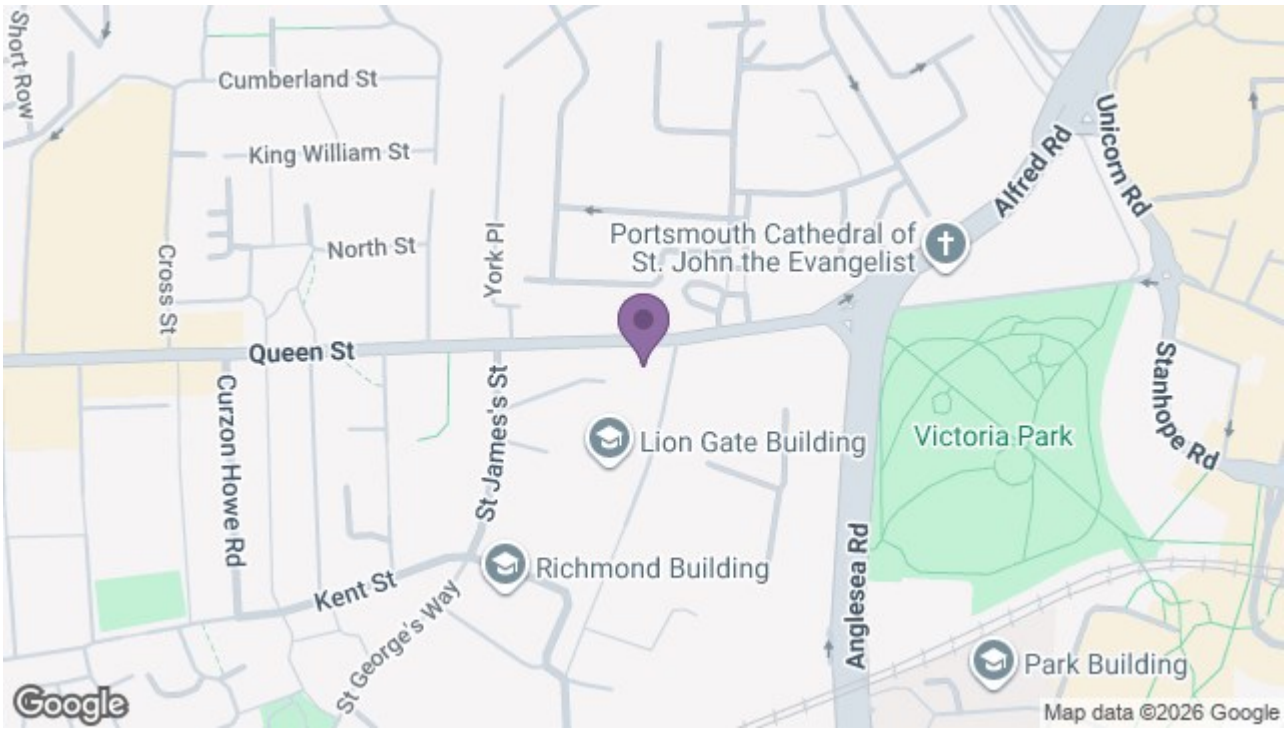








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