£1,400 PCM

Gurney Road, Southsea PO4 8HA

bernards
THE ESTATE AGENTS

3 1 2



HIGHLIGHTS

- THREE BEDROOMS
- UPSTAIRS BATHROOM
- WELL PRESENTED
- TWO RECEPTION ROOMS
- DOUBLE GLAZED
- GAS CENTRAL HEATING
- MILTON LOCATION
- MINUTES FROM SEA FRONT
- AVILABLE NOVEMBER
- UNFURNISHED

We are thrilled to welcome to the rental market, this well presented three bedroom property in the sought after location of Gurney road, Milton.

Internally, the property comprises of two reception rooms, a front aspect lounge and dining room to the rear, through which you have access to the modern kitchen, and direct access to the rear garden.

Moving to the first floor, the property has three bedrooms along with a three-piece bathroom.

Offered unfurnished with double glazing and gas central heating, we strongly recommend booking a viewing! Available for a move in from November.

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











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PROPERTY INFORMATION

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.

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:

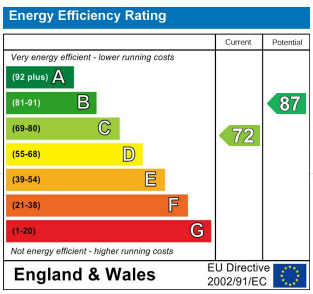
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
·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



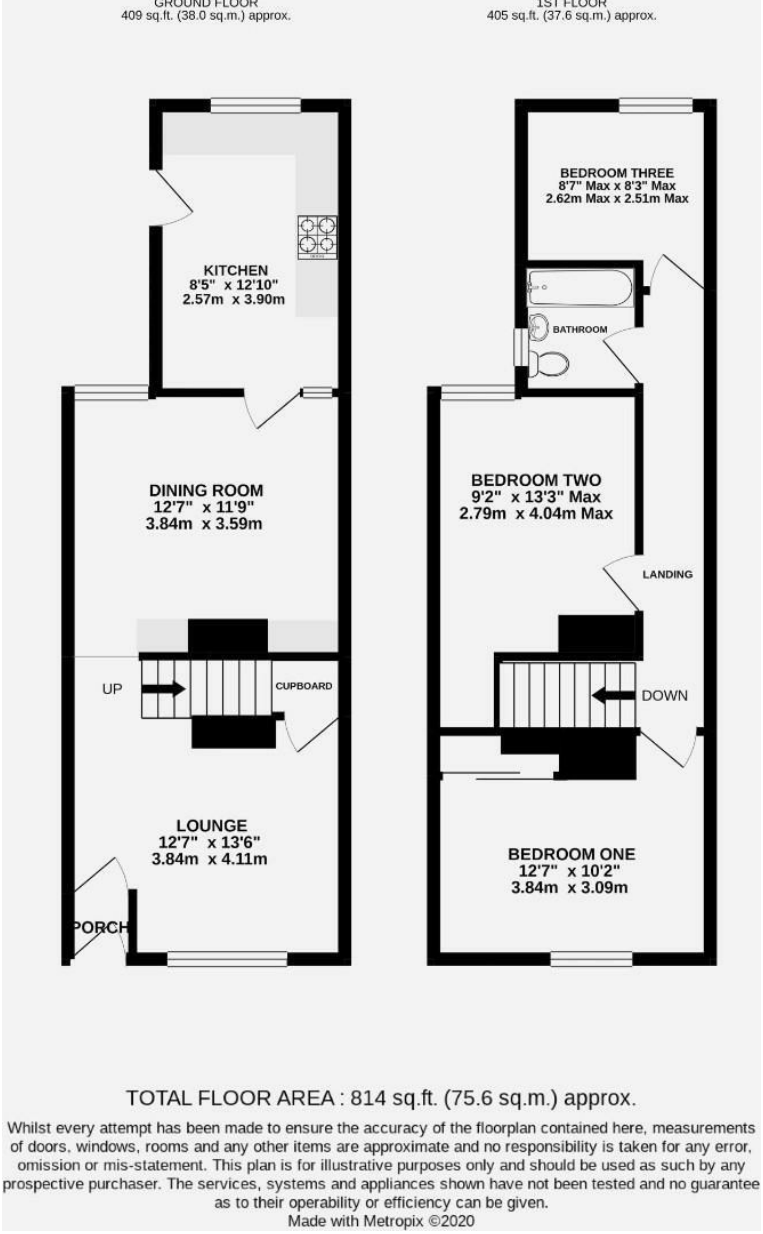






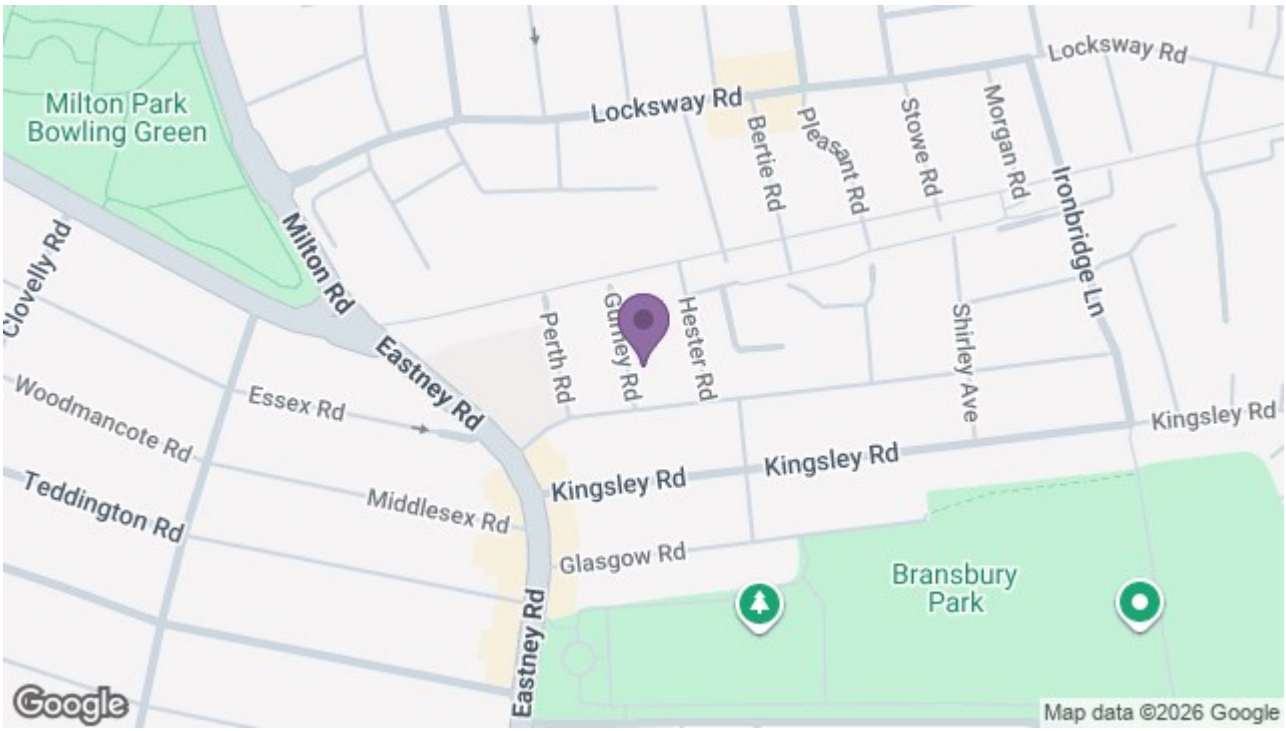


Scan here to see all our properties for sale and rent



TOTAL FLOOR AREA : 814 sq.ft. (75.6 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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