

£1,300 Per Calendar Month

Festing Road, Southsea PO4 0NQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ TWO RECEPTION ROOMS
- ❖ TWO BATHROOMS
- ❖ GREAT FOR TWO SHARERS OR A COUPLE
- ❖ AVAILABLE NOW
- ❖ GREAT SOUTHSEA LOCATION
- ❖ BRIGHT & AIRY
- ❖ SPACIOUS
- ❖ FULLY FURNISHED

ALL BILLS INCLUDED EXCEPT COUNCIL TAX

Nestled in the charming area of Southsea, this delightful apartment on Festing Road offers a perfect blend of comfort and convenience. Spanning an impressive 667 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, or those seeking a spacious home office.

Upon entering, you are welcomed into a bright and airy reception room, which serves as a wonderful space for relaxation or entertaining guests. The layout is thoughtfully designed to maximise natural light, creating a warm and inviting atmosphere throughout.

The apartment boasts two modern bathrooms, ensuring that both residents and visitors enjoy

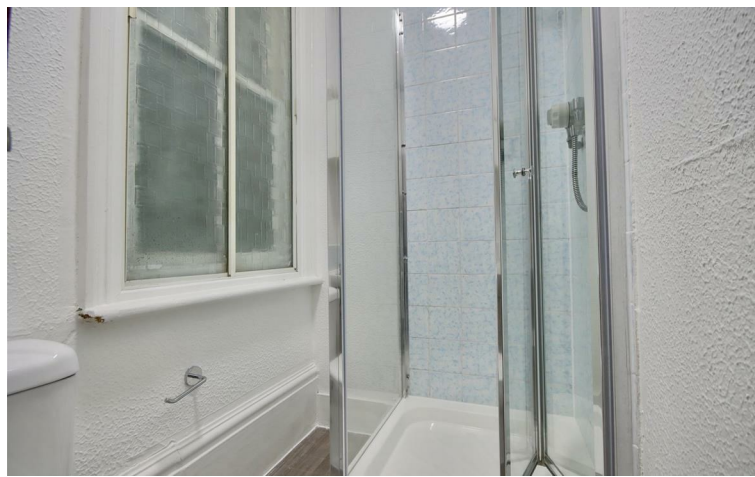
privacy and convenience. This feature is particularly appealing for busy households or those who appreciate the luxury of having ample facilities.

Located in the vibrant Southsea area, residents will benefit from a variety of local amenities, including shops, cafes, and parks, all within easy reach. The proximity to the seafront adds to the allure, offering opportunities for leisurely strolls along the coast.

This property presents an excellent opportunity for anyone looking to embrace a comfortable lifestyle in a sought-after location. With its appealing features and prime setting, this apartment is not to be missed.

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.

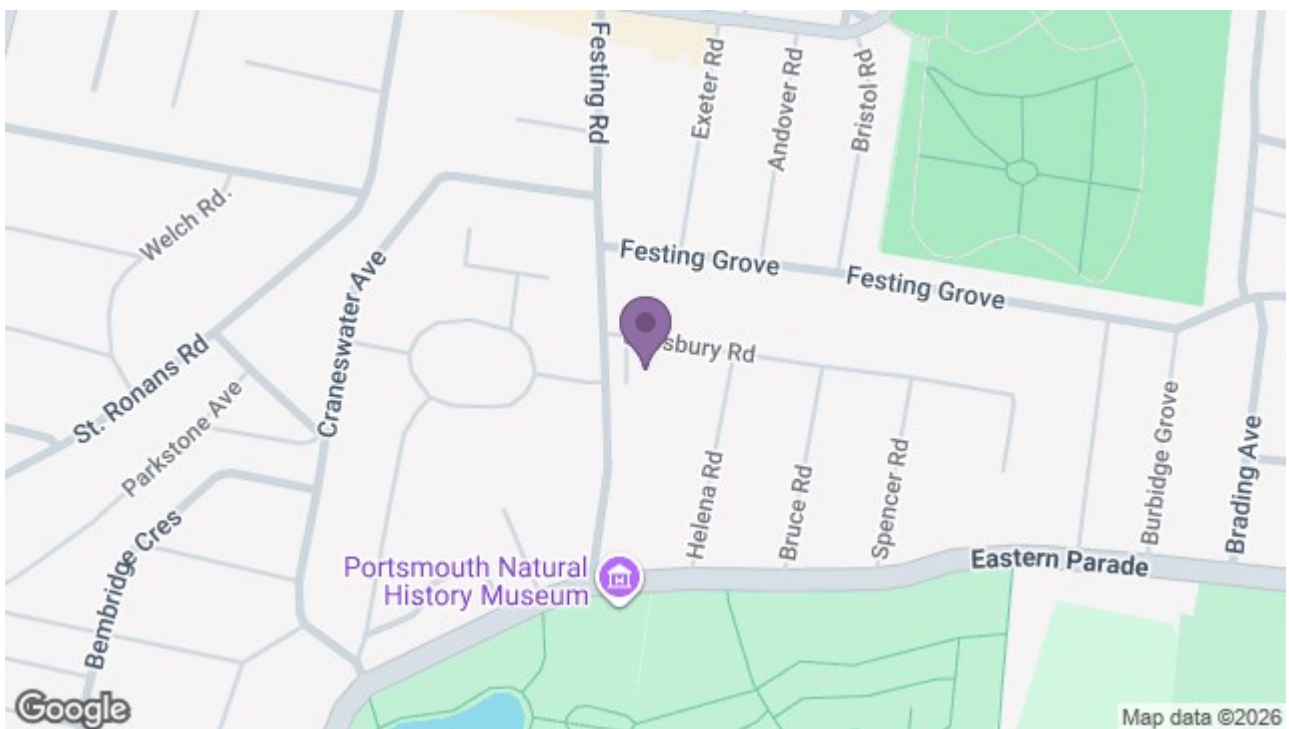
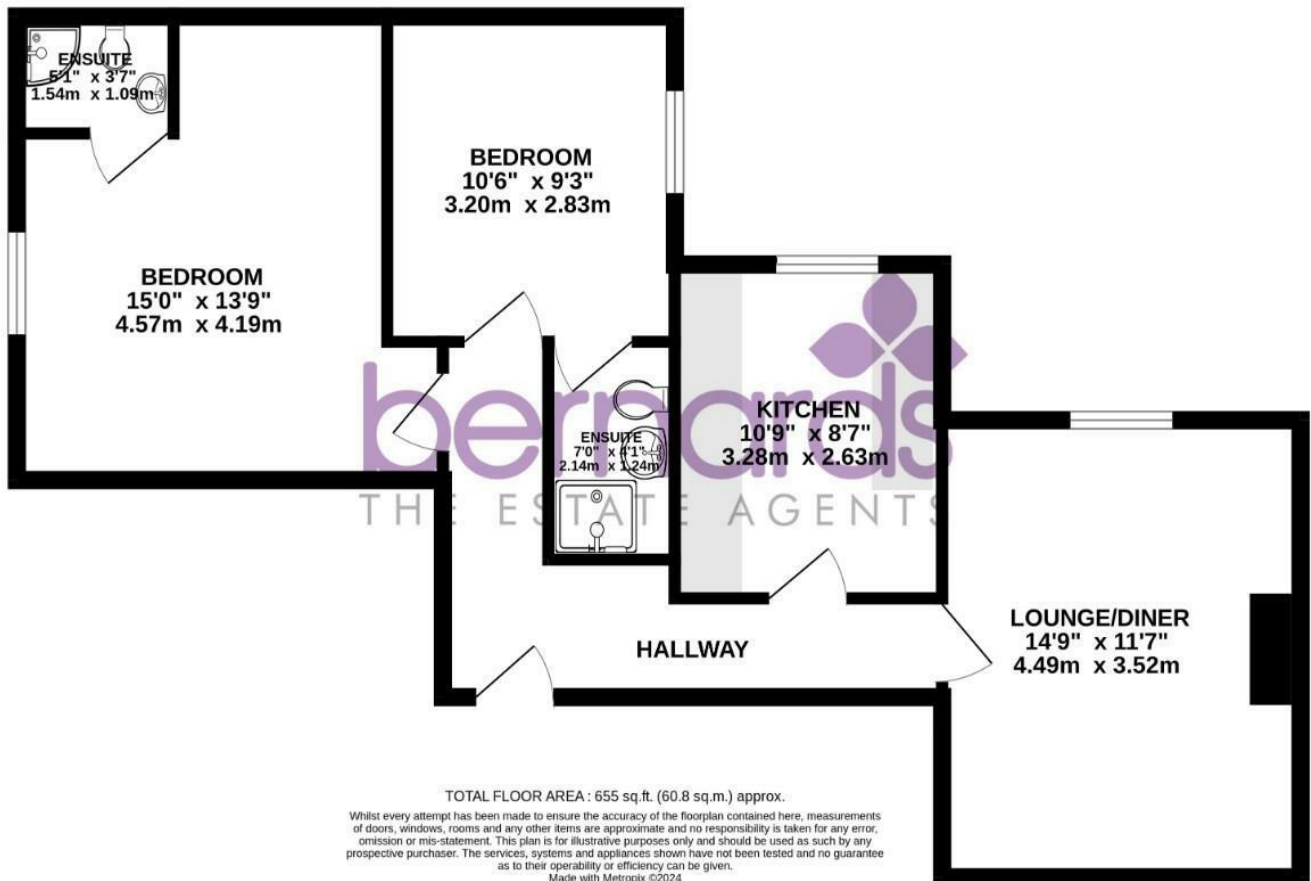
Council Tax Band B



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
655 sq.ft. (60.8 sq.m.) approx.



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

