

£900 Per Month

Victoria Road North, Southsea PO5
1PP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR FLAT
- ❖ ONE BEDROOM
- ❖ LARGE LOUNGE
- ❖ FITTED KITCHEN
- ❖ BATHROOM
- ❖ AVAILABLE NOW
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO STATION
- ❖ UNFURNISHED
- ❖ SHORT DISTANCE TO TRAIN STATION

Nestled in the desirable area of Victoria Road North, Southsea, this charming top floor flat offers a perfect blend of comfort and convenience. With one spacious reception room, this property provides an inviting space for relaxation and entertaining. The flat features one well-proportioned bedroom, ideal for a single occupant or a couple seeking a cosy retreat.

The bathroom is thoughtfully designed, ensuring all your needs are met. The property benefits from gas central heating, providing warmth and comfort throughout

the colder months.

One of the standout features of this flat is its prime location. It is just a short distance from Fratton Station, making it an excellent choice for commuters. Additionally, the vibrant city centre is within easy reach, offering a variety of shops, restaurants, and leisure activities.

This flat is available now and is offered unfurnished, allowing you the freedom to personalise the space to your taste. This property presents a wonderful opportunity to enjoy life in Southsea. Don't miss out on the chance to make this delightful flat your new home.

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





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PROPERTY INFORMATION

LOUNGE

15'8" x 11'11" (4.78m" x 3.63m")

KITCHEN

10'11" x 10'4" (3.33m" x 3.15m")

BEDROOM

17'3" x 12'9" (5.26m" x 3.89m")

BATHROOM

6'5" x 6'2" (1.96m" x 1.88m")

Council Tax Band A

Portsmouth City Council:
BAND A

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.

Right to Rent

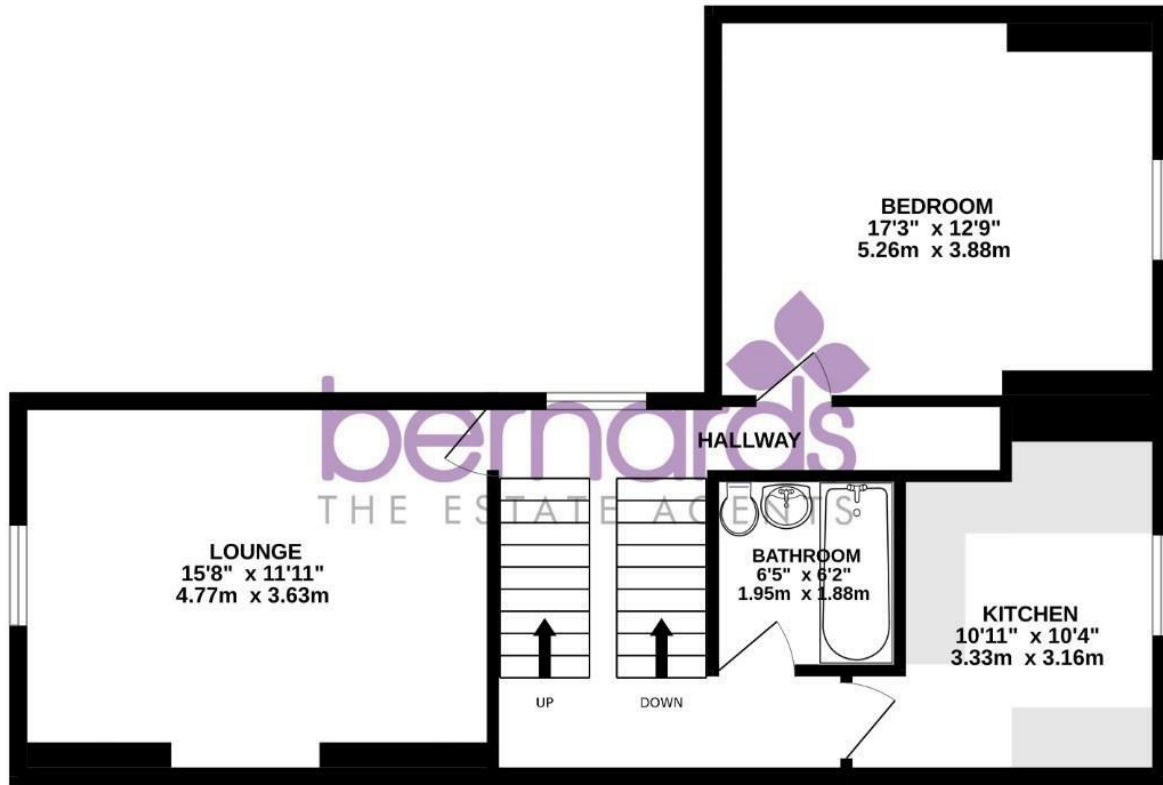
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



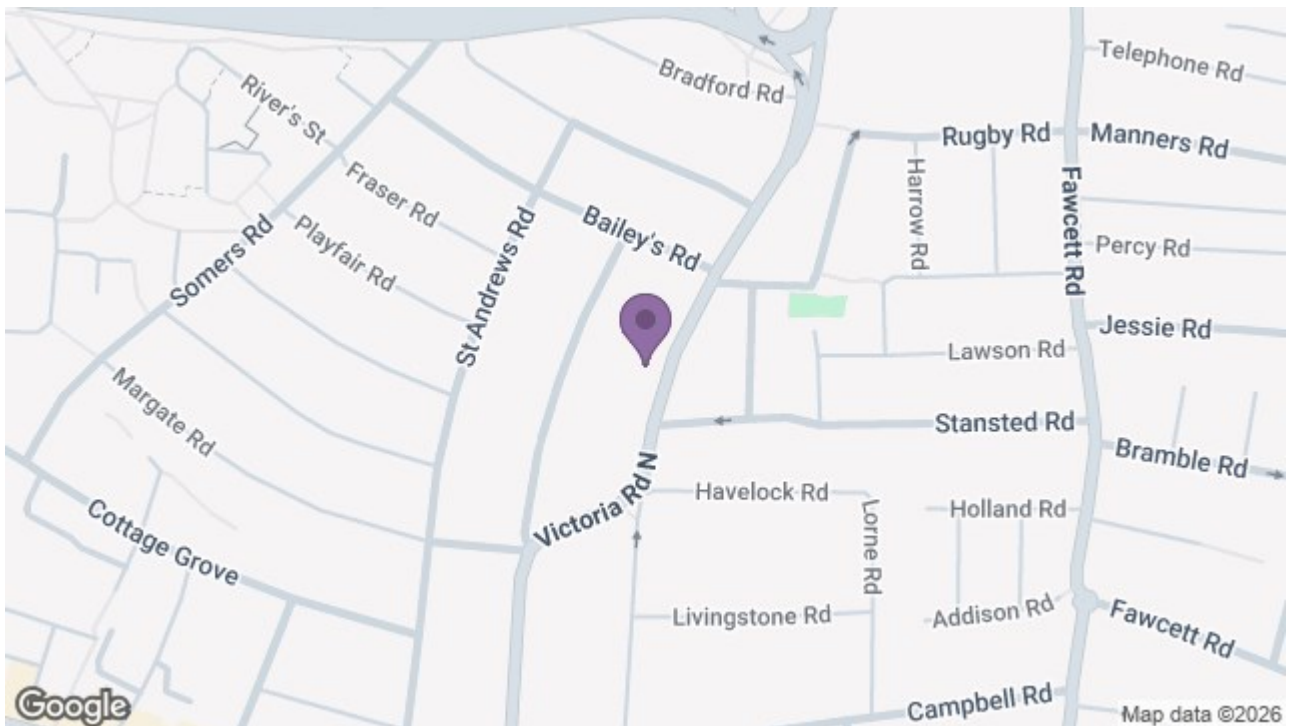
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	61	64
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



APARTMENT FLOOR
631 sq.ft. (58.6 sq.m.) approx.



TOTAL FLOOR AREA : 631 sq.ft. (58.6 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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