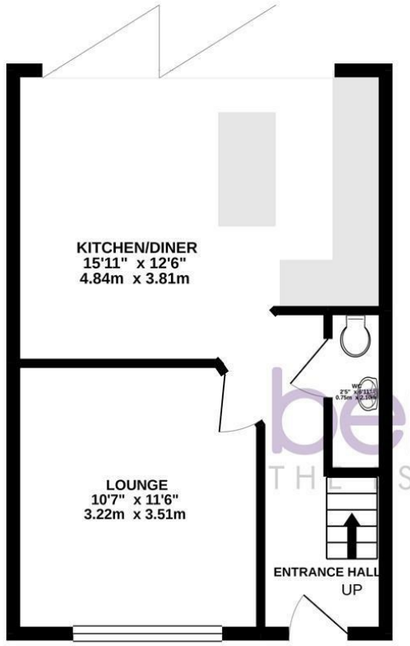
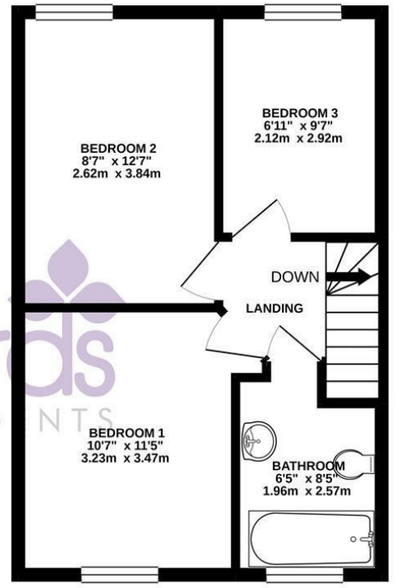
GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
372 sq.ft. (34.5 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (69.9 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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TO LET

£1,600 PCM

St. Anns Road, Southsea PO4 9AT

bernards
THE ESTATE AGENTS

3 1 1

HIGHLIGHTS

- MODERN SOUTHSEA HOME
- OPEN PLANNED KITCHEN/DINING
- BI FOLDS DOORS TO BACK OF PROPERTY
- MODERN DECOR
- SEPARATE LIVING ROOM
- WELL PRESENTED GARDEN
- NEUTRALLY DECORATED
- MODERN BATHROOM
- SHAKER STYLE KITCHEN
- AVAILABLE NOW

Nestled on the charming St. Anns Road in Southsea, this delightful terraced house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm welcome, perfect for relaxing or entertaining guests.

The heart of the home is undoubtedly the modern kitchen, which features a stylish island that enhances both functionality and aesthetics. The bi-fold doors seamlessly connect the kitchen to the garden, allowing for an abundance of natural light and creating an inviting space for al fresco dining or summer gatherings. The garden is adorned with artificial grass, ensuring a low-maintenance outdoor area that remains lush and green all year round.

Recently redecorated throughout, this home boasts a fresh and contemporary feel, ready for you to move in and make it your own. The well-appointed bathroom adds to the convenience of this lovely property, making it a perfect choice for those looking for a comfortable and stylish home in a sought-after location.

With its modern features and thoughtful design, this terraced house on St. Anns Road is a wonderful opportunity for anyone looking to enjoy the vibrant lifestyle that Southsea has to offer. Don't miss the chance to view this exceptional property.

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

PROPERTY INFORMATION

TENANT FEES 2019

Tenancies entered prior to 01st June 2019 fees still payable:
Renewal £100 plus VAT
Releasing a Reference to new Agent or Landlord £25 plus VAT
Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019
Company Let £500 plus VAT
Change of agreement requested by tenant £50.00 including VAT
Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.

RIGHT TO RENT

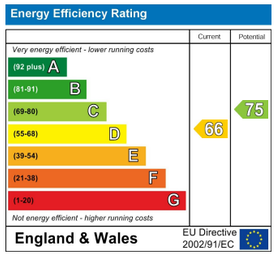
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.

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.

COUNCIL TAX BAND B



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