£1,200 Per Month

Auckland Road West, Southsea PO5 3NY



HIGHLIGHTS

- PRIVATE GARDEN
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- MODERN BATHROOM WITH ADDITIONAL W.C.
- AVAILABLE FROM NOVEMBER
- SHORT WALK TO THE BEACH AND SOUTHSEA COMMON
- OFFERED UNFURNISHED
- CENTRAL SOUTHSEA
- SPACIOUS LOUNGE
- NEUTRAL MODERN DECOR THROUGHOUT

GARDEN FLAT

We are delighted to present this well-presented two-bedroom garden flat on Auckland Road East, Southsea, just minutes from Southsea Common and the beach.

The accommodation offers a spacious lounge with a characterful feature fireplace, wood-effect flooring and recessed lighting, creating an inviting space to relax and entertain. Two generously sized double bedrooms provide comfortable accommodation.

The modern galley-style kitchen features cream cabinetry, contrasting worktops, tiled splashbacks and a built-in oven and hob. A modern bathroom is complemented by an additional separate WC.

Outside, the property enjoys its own private, enclosed courtyard garden. Paved for ease of maintenance, this space is ideal for outdoor seating and dining, with a rear gate providing convenient access.

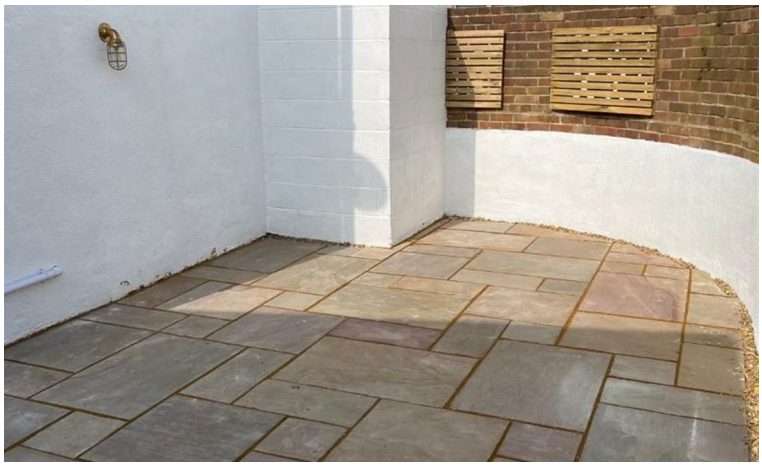
Combining spacious rooms, contemporary finishes and character features with private outdoor space, this flat offers an appealing home close to Southsea's common and seafront.

Contact Bernards to arrange a viewing.

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

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.

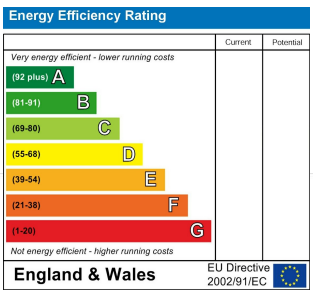
Right to Rent

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.

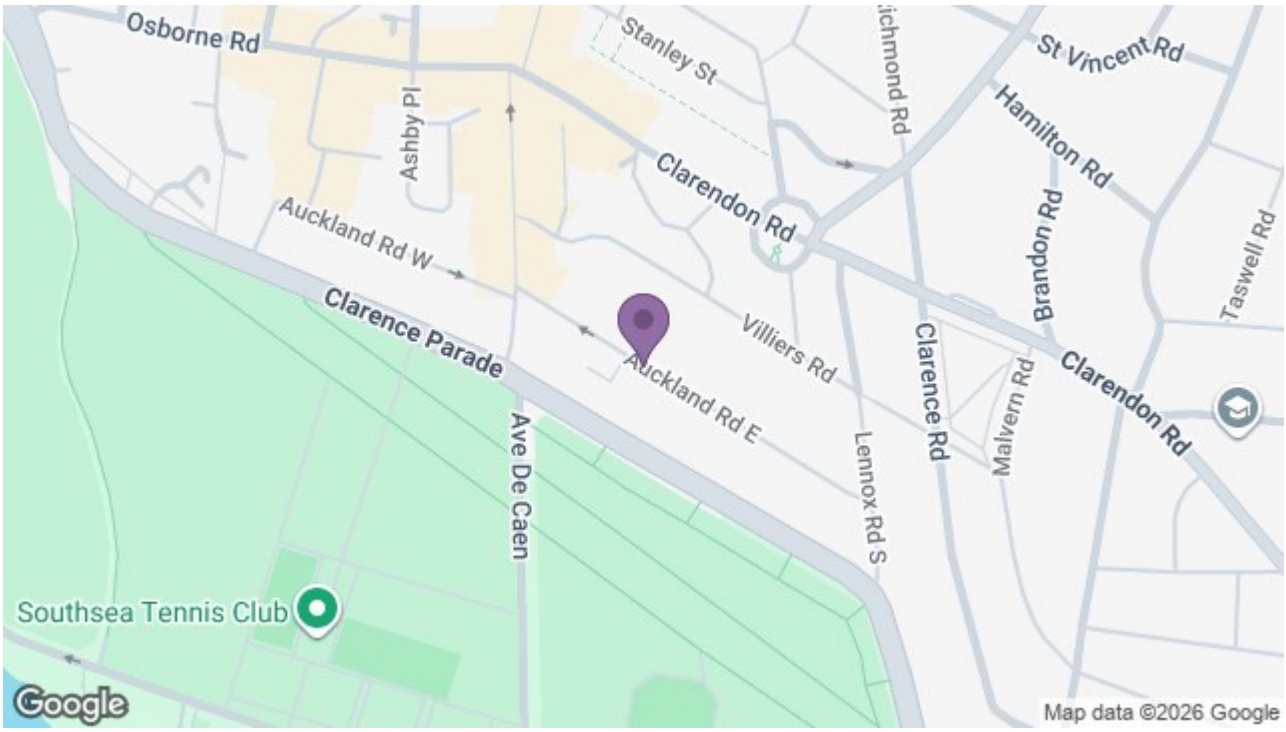








Scan here to see all our properties for sale and rent



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