

£1,475 PCM

Admiralty Road, Portsmouth PO1
3GT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ALLOCATED PARKING
- ❖ TWO DOUBLE BEDROOMS
- ❖ CLOSE TO GUNWHARF
- ❖ IMMACULATE THROUGHOUT
- ❖ AVAILABLE LATE SEPTEMBER
- ❖ JULIETTE BALCONY
- ❖ COMMUNAL GARDENS
- ❖ MODERN THROUGHOUT
- ❖ FURNISHED
- ❖ 24 HOUR CONCIERGE

SECURE ALLOCATED PARKING

Available from late September 2026 is this stunning two bedroom apartment offered with allocated parking.

Located within the Admiralty Quarter development near the waterfront and Gunwharf Quays is this beautifully presented

property offered with a fully fitted kitchen, two double sized bedrooms, generous open plan lounge/ kitchen area. The property further benefits from a Juliette balcony, use of communal gardens and a 24 hour concierge service.

Viewing is highly recommended for this extremely popular residence.

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.

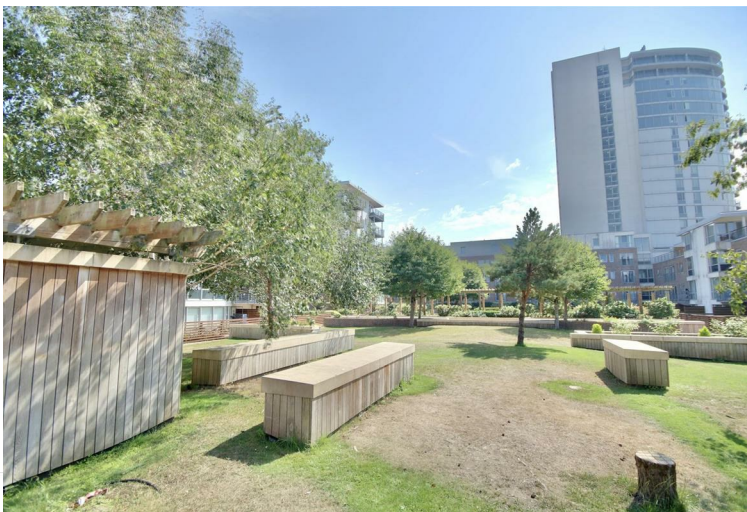
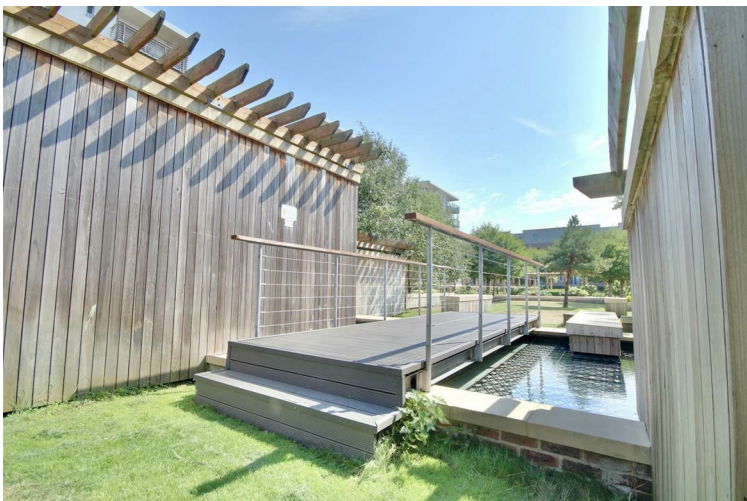
Tenant Fees Act 2019

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:

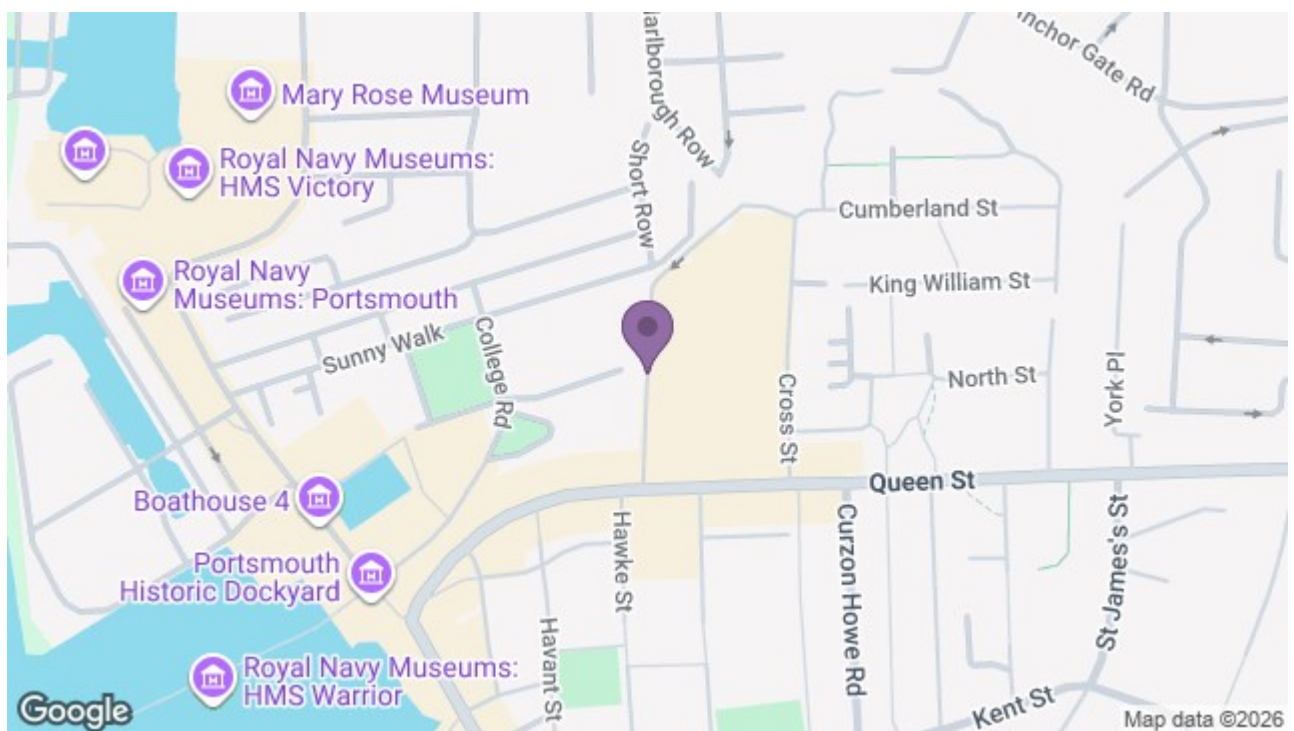
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	72	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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