

£875 Per Month

Granada Road, Southsea PO4 0SY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- NEWLY REFURBISHED FLAT
- NEUTRAL AND MODERN DECOR THROUGHOUT
- BRIGHT & AIRY FEEL
- IDEAL FOR SINGLE PROFESSIONAL TENANTS
- CENTRAL SOUTHSEA LOCATION
- UNFURNISHED
- AVAILABLE NOW
- SHORT WALK TO THE SEAFRONT
- CLOSE TO LOCAL AMENITIES
- CLOSE TO PUBLIC TRANSPORT LINKS

Welcome to this charming and beautifully refurbished flat located in the heart of Southsea, specifically at Kenross Court on Granada Road. This delightful property offers a perfect living space for a single professional seeking comfort and convenience.

With a total area of 334 square feet, the flat features a well-designed layout that maximises space without compromising on style. The reception room provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The brand new kitchen is a standout feature, equipped with modern finishes and storage, making it a joy to prepare meals.

The flat comprises one bedroom and one

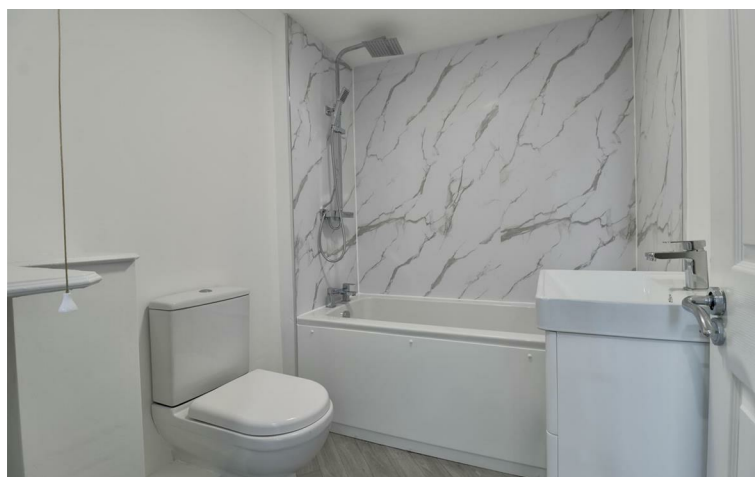
bathroom, providing all the essential amenities for comfortable living. Although unfurnished, this allows you the freedom to personalise the space to your taste and style.

Situated in a central location, you will find yourself just a short distance from local shops, cafes, and the beautiful Southsea seafront, making it an ideal spot for those who enjoy a vibrant lifestyle.

This property is available for immediate occupancy, making it a fantastic opportunity for anyone looking to move in without delay. If you are a single professional in search of a lovely home in Southsea, this flat is certainly worth considering.

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.

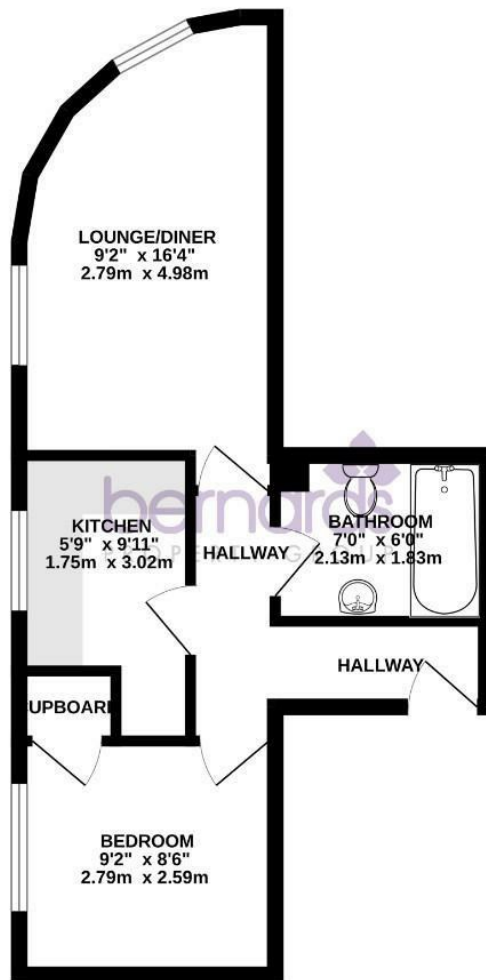
Right to Rent

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.

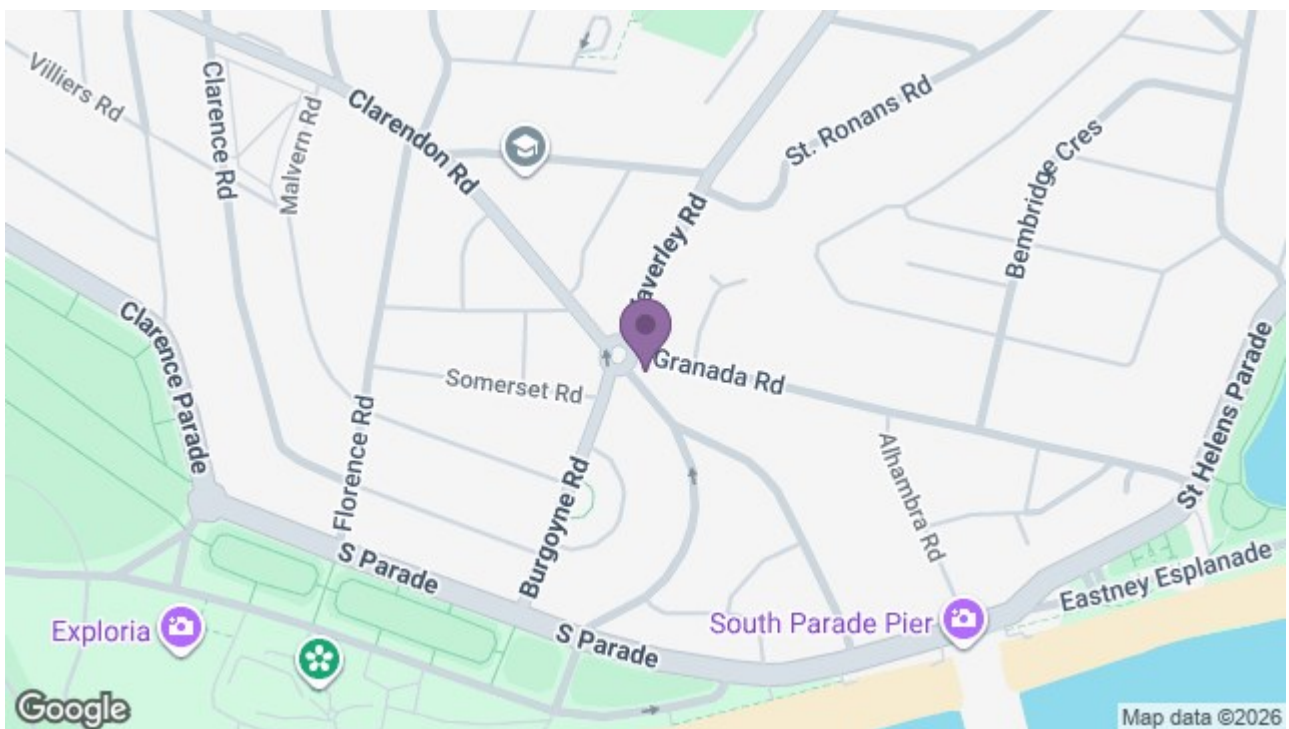


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	77	80
EU Directive 2002/91/EC		





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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