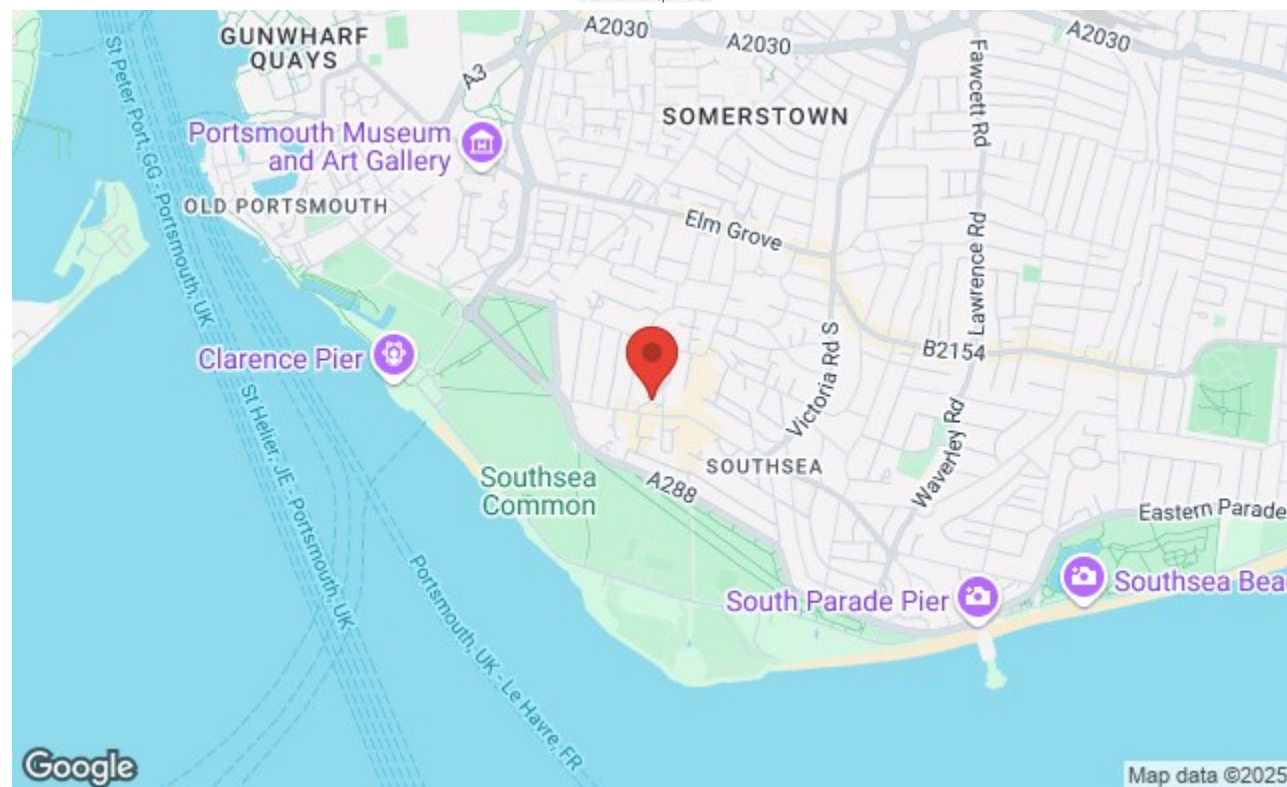


TOTAL FLOOR AREA : 1170 sq.ft. (108.7 sq.m.) approx.

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

£2,000 Per Calendar Month

Serpentine Road, Southsea PO5 3LY

bernards
THE ESTATE AGENTS



2 2 2

HIGHLIGHTS

- CENTRAL SOUTHSEA LOCATION
- ALLOCATED, SECURE GATED PARKING
- MODERN TOWNHOUSE
- OPEN PLAN KITCHEN/ DINING/ GARDEN
- BRIGHT & NATURAL LIGHT THROUGHOUT
- FULLY FITTED KITCHEN
- SUNNY GARDEN SPACE
- HOME OFFICE ROOM
- OFFERED FULLY FURNISHED
- WHITE GOODS INCLUDED

We are thrilled to welcome to the rental market this exceptional home, nestled away just off Osborne Road in the picturesque, private development of 'Cambridge Mews'. This high specification, modern, new-build home is situated in Central Southsea, offering the convenience of being within walking distance to local amenities, restaurants and bars, but also a few minutes' walk to Southsea common and the beach. It boasts privacy, security and convenience, being within a gated development and offers an off-street, dedicated parking space.

Upon entry to the property, you are welcomed with a spacious and bright entrance hallway. The ground floor offers an office/study, W.C. and open plan kitchen-dining room, with bi-fold doors opening into the garden. The kitchen offers a wonderful, bright and modern social space and is finished to an exceptional standard including quartz worktops, fully fitted units, an integrated fridge/freezer, dishwasher, sky lights and a centre island. There is a separate utility room, complete with a washing machine and tumble dryer, as well as extra storage cupboards. The quality of the

property is second to none with underfloor heating throughout the ground floor, with solid oak doors.

The garden space gets plenty of sun, fitted with artificial grass and a slatted patio area for sitting outside, it offers a low maintenance outdoor space, perfect all year round. There is also rear access into the garden.

Leading up to the first floor, is a spacious lounge, with large windows, and a large, modern bathroom. On this floor is also a bright bedroom, complete with fitted wardrobes and a desk.

The third and final floor presents the master bedroom, fitted with built-in wardrobes, and equipped with an en-suite shower room. This floor also has a storage / airing cupboard. The house has neutral colours, natural light throughout, and ample storage.

This home must to be viewed to truly appreciate the finish and attention to detail. Available September

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.

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 E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(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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