

£1,350

Shaftesbury Road, Southsea PO5 3JR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- Modern two-bedroom furnished apartment
- Allocated off-road parking space
- Spacious open-plan living and dining area
- Contemporary fitted kitchen with integrated appliances
- Two well-proportioned double bedrooms
- Stylish bathroom with modern fixtures and fittings
- Located just moments from Southsea seafront and the Common
- Walking distance to local cafés, restaurants, and independent shops
- Ideal for professional sharers or a couple seeking coastal living
- Call us on 02393864974

Nestled in the desirable area of Southsea, this modern ground floor flat on Shaftesbury Road offers a delightful living experience. With two well-proportioned bedrooms, this property is perfect for couples, small families, or those seeking a comfortable space to call home. The flat features a spacious reception room, ideal for relaxing or entertaining guests, and a contemporary bathroom that meets all your needs.

One of the standout features of this property is its proximity to Southsea

Common, a beautiful green space perfect for leisurely strolls, picnics, or enjoying outdoor activities. The sought-after location ensures that you are never far from local amenities, shops, and the vibrant community that Southsea has to offer.

Additionally, the flat benefits from convenient parking, making it easy for residents and visitors alike. This property presents an excellent opportunity for those looking to enjoy modern living in a charming and lively area. Don't miss your chance to view this lovely flat and experience all that Southsea has to offer.

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.

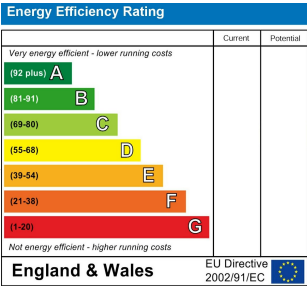
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

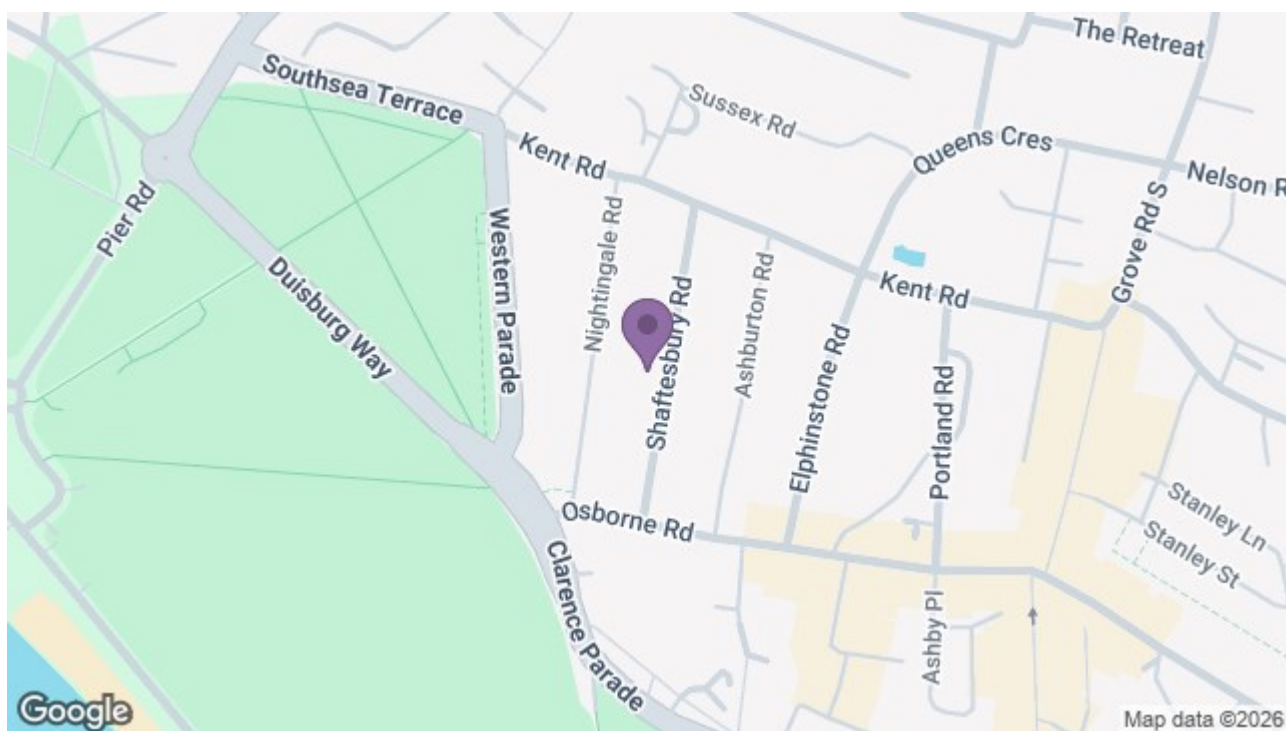
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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





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

