£1,650 Per Month

Queen Street, Portsmouth PO1 3GD

bernards
THE ESTATE AGENTS

2 2 1



## HIGHLIGHTS

- FIRST FLOOR APARTMENT
- 2 BEDROOMS
- 2 BATHROOMS
- UNDERGROUND PARKING
- OFFERED FURNISHED
- AVAILABLE NOW
- GREAT LOCATION
- CLOSE TO TRAIN STATION & PUBLIC TRANSPORT LINKS
- CLOSE TO GUNWHARF
- IDEAL LOCATION

*OFF STREET PARKING*

We are delighted to bring to market this great apartment in Admiralty Quarter. Offered FULLY FURNISHED, this apartment has to be viewed in person to appreciate what is on offer!

The accommodation comprises of 2 bedrooms, 2 bathrooms, an open plan plan lounge / kitchen and a private balcony. There is a communal garden on hand as well as secure UNDERGROUND PARKING.

The location is superb with it being walking distance to GUNWHARF QUAYS, the historic dockyard and Portsmouth Harbour. Available now, we encourage an early viewing.

*Please note, photos shown as unfurnished, but the property is offered FURNISHED, furniture will be present on property viewing*

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk











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# PROPERTY INFORMATION

## KITCHEN LOUNGE DINER
18'11" x 15'4" (5.77m" x 4.67m")

## BEDROOM 1
13'9" x 9'1" (4.19m" x 2.77m")

## EN-SUITE SHOWER ROOM

## BEDROOM 2
10'8" x 9'10" (3.25m" x 3.00m" )

## BATHROOM
6'10" x 6'7" (2.08m" x 2.01m")

## BALCONY

## UNDEGROUND PARKING

## Council Tax Band D
Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

## 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.

## 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);

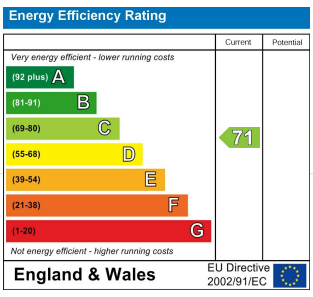
· Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

· 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

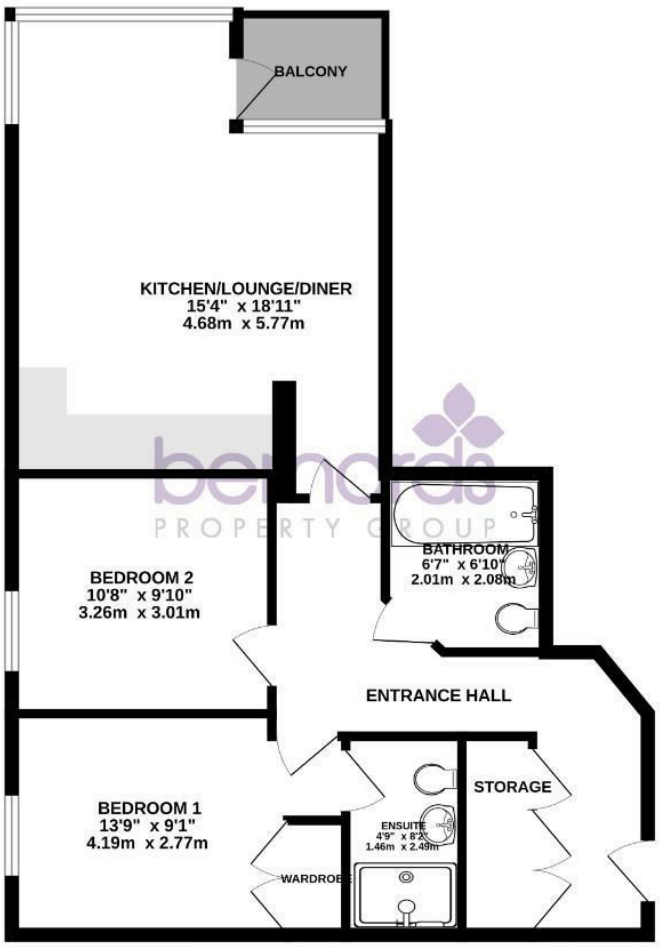






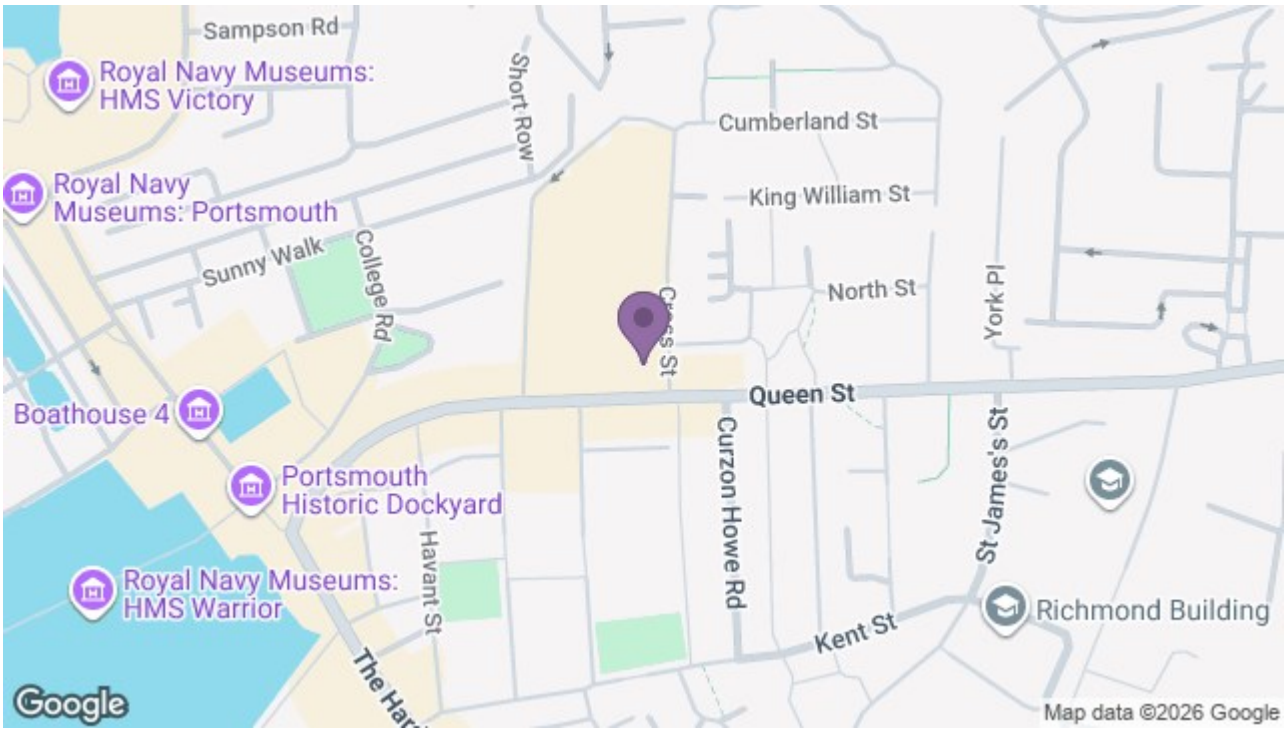


1ST FLOOR
720 sq.ft. (66.9 sq.m.) approx.




TOTAL FLOOR AREA : 720 sq.ft. (66.9 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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