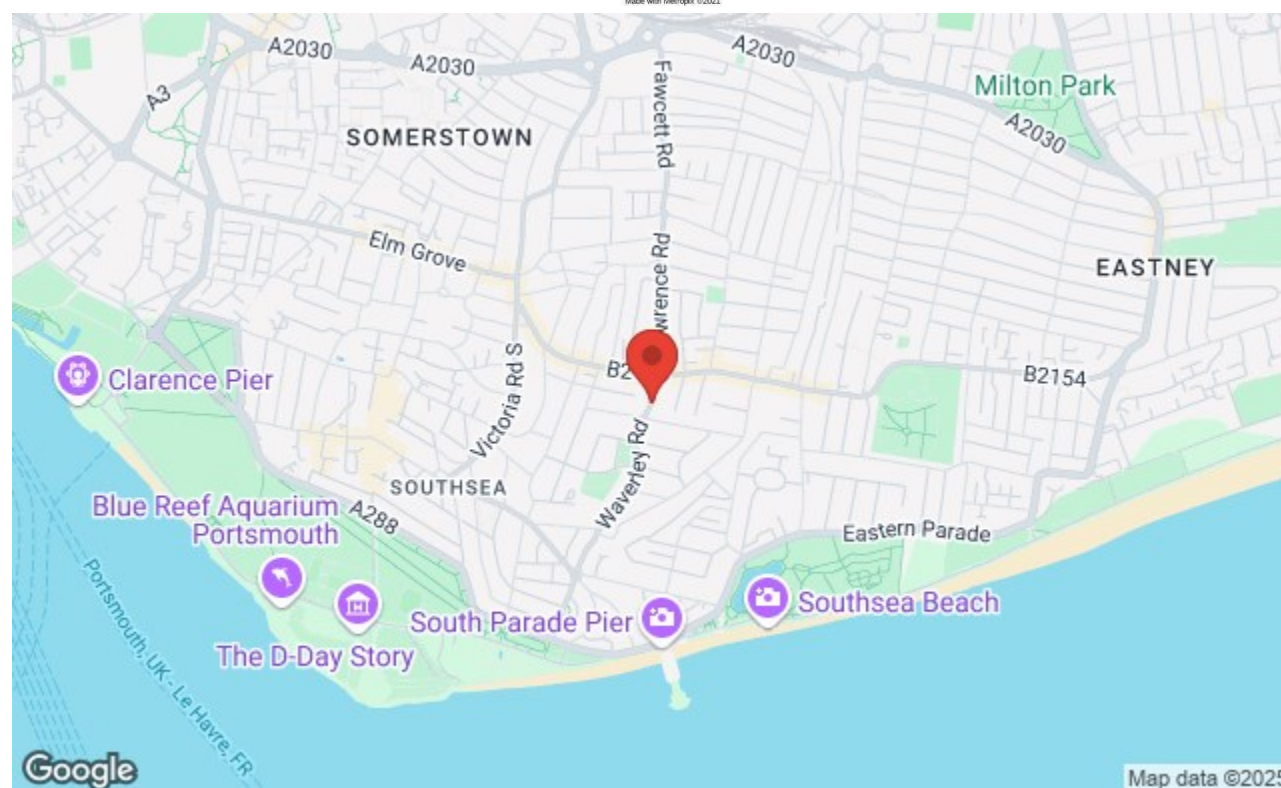


TOTAL FLOOR AREA - 500 sq.ft. (46.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



£900 Per Calendar Month

Waverley Road, Southsea PO5 2PS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ OFF ROAD PARKING
- ❖ ONE DOUBLE BEDROOMS
- ❖ SPACIOUS LOUNGE
- ❖ LEAN-TO
- ❖ UNFURNISHED
- ❖ CLOSE TO ALBERT ROAD
- ❖ UPPER GROUND FLOOR
- ❖ IDEAL FOR PROFESSIONALS
- ❖ AVAILABLE NOW
- ❖ SIX MONTH LET

\*\*\*OFF ROAD PARKING\*\*\*

three-piece bathroom and lean-to

We are pleased to offer this very well presented upper ground floor, one bedroom flat in the popular location of Southsea.

Offered Unfurnished and available straight away!

Six month let.

The property consists of spacious lounge, which measures over 15ft and is flooded with natural light.

Moving through the fitted kitchen comes complete with ample work surface space.

The property is completed by the

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02392 864 974  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
15'4" x 13'9" (4.67m x 4.19m)

**BEDROOM**  
12' x 10'7" (3.66m x 3.23m)

**LEAN-TO**  
5'11" x 6'7" (1.80m x 2.01m)

**KITCHEN**  
12'1" x 8'11" (3.68m x 2.72m)

**BATHROOM**  
5'6" x 7'3" (1.68m x 2.21m)

**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 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.

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**COUNCIL TAX BAND A**



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	65	75
EU Directive 2002/91/EC		



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