

£1,400 PCM

Godolphin House, Portsmouth PO1
3GN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ALLOCATED UNDERGROUND PARKING INCLUDED
- ❖ FULLY FURNISHED
- ❖ SECURE ALLOCATED PARKING
- ❖ AVAILABLE SEPTEMBER
- ❖ ADMIRALTY QUARTER
- ❖ MODERN THROUGHOUT
- ❖ BALCONY
- ❖ CLOSE TO GUNWHARF QUAYS
- ❖ EASY ACCESS OUT OF THE CITY
- ❖ CLOSE TO TRAIN AND BUS STATION

Welcome to Godolphin House, a splendid purpose-built flat located at Bonfire Corner in the vibrant city of Portsmouth. This modern residence boasts two generously sized double bedrooms, making it an ideal choice for couples, small families, or professionals seeking a comfortable living space.

As you enter the flat, you will find a well-appointed reception room that serves as the heart of the home. This inviting space features a balcony that opens off the lounge, providing a delightful spot to enjoy your morning coffee or unwind in the evening while taking in the fresh air. The flat also includes two bathrooms, ensuring convenience and privacy for all residents.

One of the standout features of this property is the allocated underground parking, a rare find in such a bustling area. Additionally, residents have access to beautifully maintained communal gardens, perfect for

leisurely strolls or enjoying a picnic on a sunny day.

Godolphin House offers a range of amenities to enhance your living experience. With a 24-hour concierge service and lift access, you can enjoy peace of mind and convenience at all hours. The location is superb, situated close to Gunwharf Quays, a popular shopping and dining destination, as well as the train station, providing excellent transport links for those commuting or exploring the wider region.

In summary, this flat at Godolphin House presents a wonderful opportunity to enjoy modern living in a prime location. With its spacious layout, desirable amenities, and proximity to local attractions, it is sure to appeal to a variety of renters. Do not miss the chance to make this delightful property your new home.

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





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PROPERTY INFORMATION

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.

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;

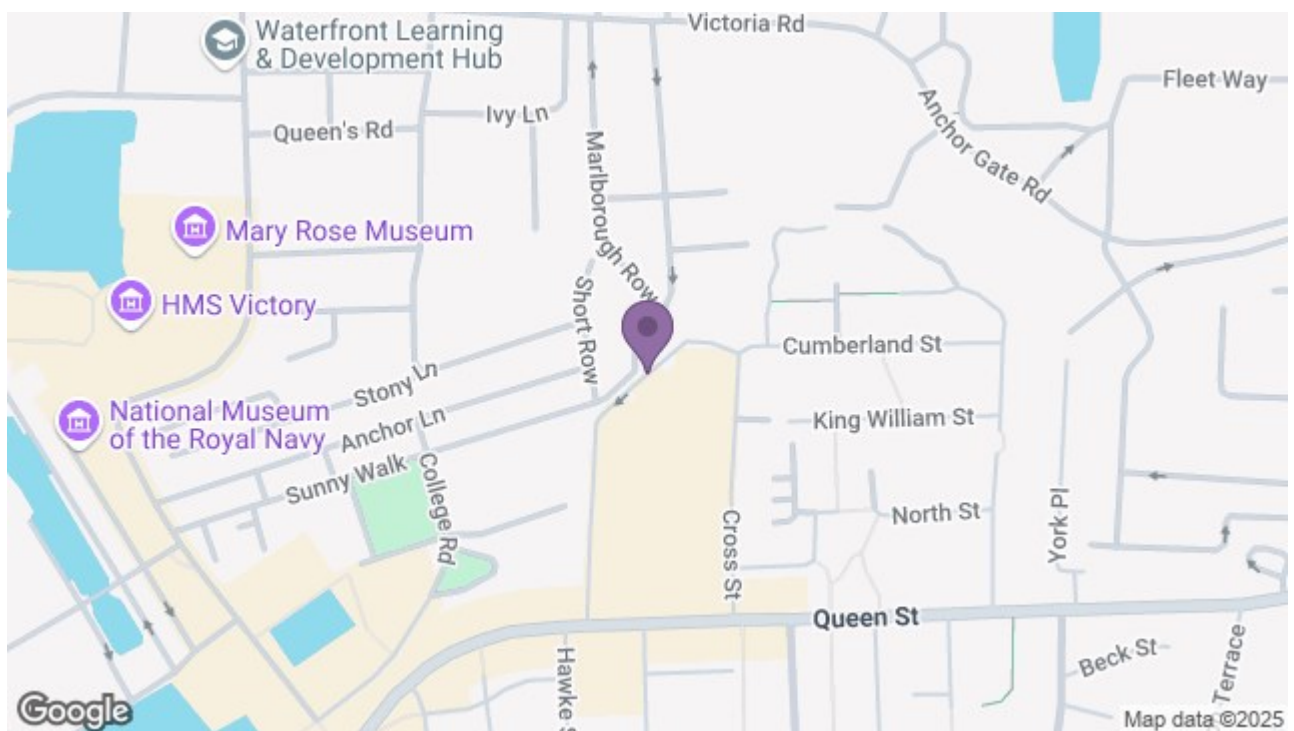
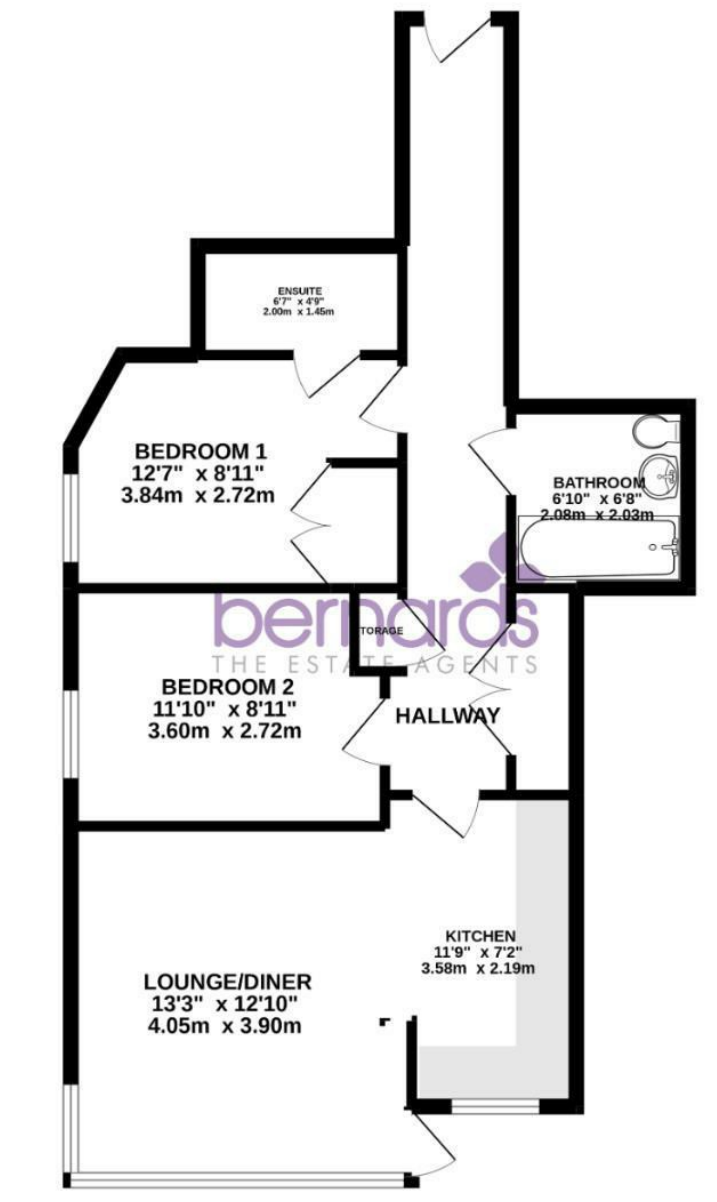
- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

Council Tax Band D

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		
EU Directive 2002/91/EC		





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

