

£1,000 Per Calendar Month

St. Helens Parade, Southsea PO4  
ORW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ RECENTLY REFURBISHED
- ❖ MODERN FURNISHINGS
- ❖ AVAILABLE NOW
- ❖ IDEAL FOR SINGLE PERSON OR COUPLE
- ❖ SOUTHSEA SEAFRONT LOCATION
- ❖ SHORT WALK FROM BEACH
- ❖ MODERN FEEL THROUGHOUT
- ❖ NEWLY DECORATED
- NEW KITCHEN

### \*\*MODERN SEAFRONT APARTMENT\*\*

Situated in an ideal location on St Helens Parade, Southsea, this property is a stones throw away from Southsea Seafront and within walking distance of the pier.

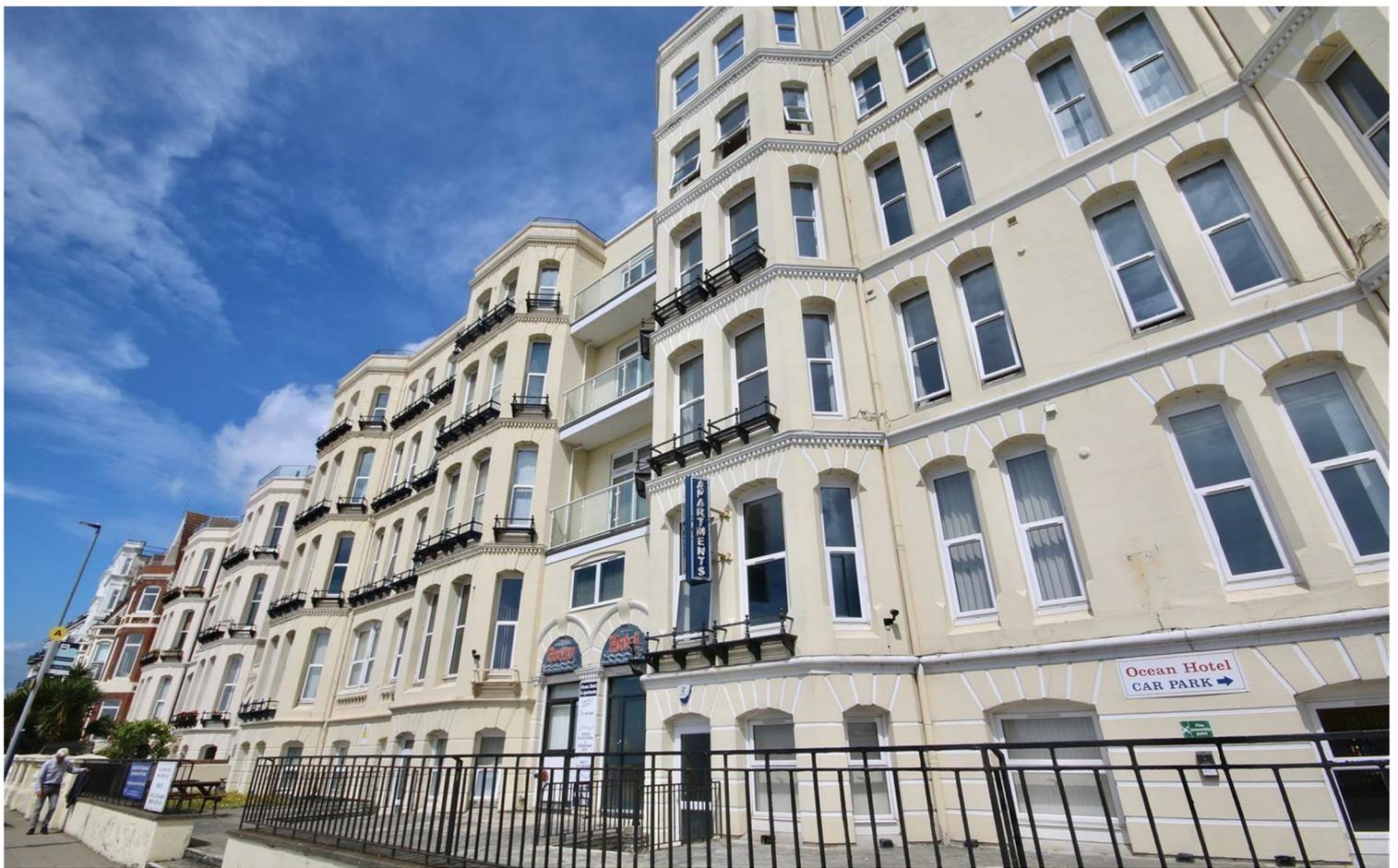
Having been recently refurbished throughout, the apartment offers a modern and bright feel. The kitchen has been recently installed

equipped with white goods. The kitchen, living room, diner is open plan style and has a brand new table, chairs and sofa. The bedroom is double in size, newly decorated and finished with a double bed, sofa and chest of drawers.

Available now, this property is ideal for a single person or professional couple.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://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.

## Removal Quotes

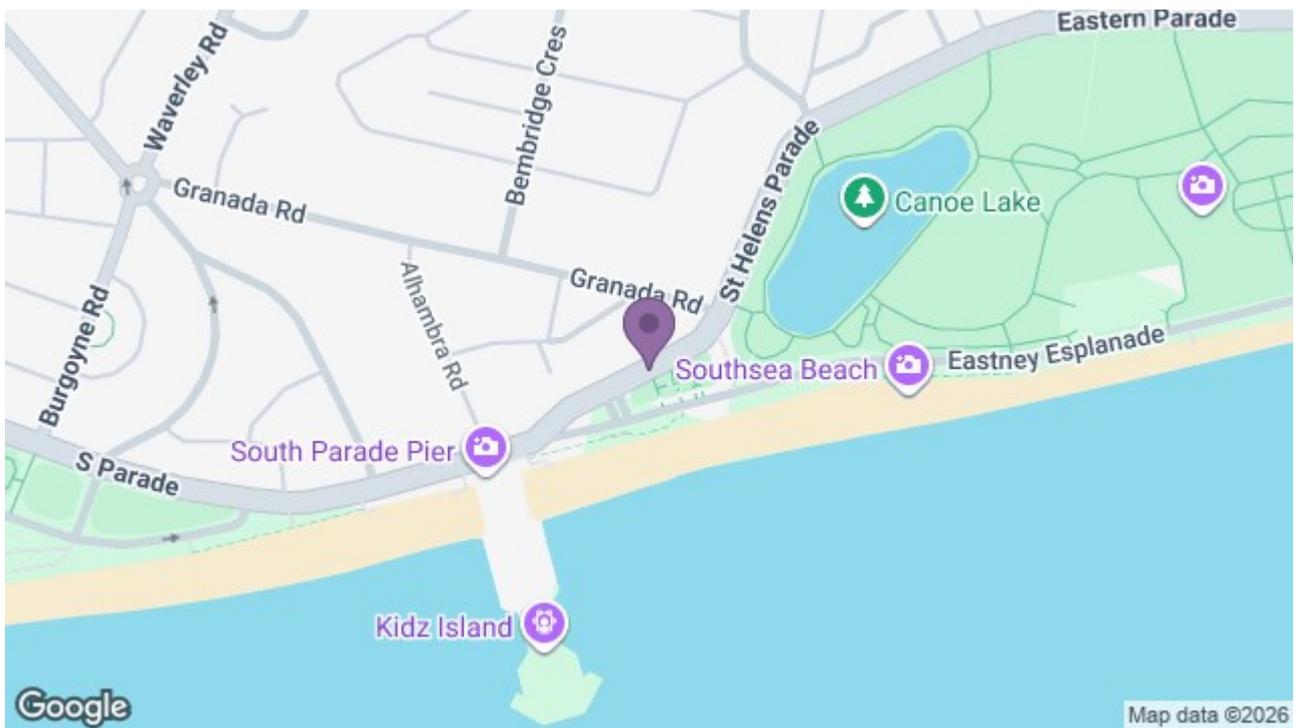
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Council Tax Band C



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>	81	83
(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	EU Directive 2002/91/EC	





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