

£1,100 PCM

St. Helens Parade, Southsea PO4  
ORW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ SEAFRONT LOCATION
- ❖ FURNISHED
- ❖ PROFESSIONAL TENANTS
- ❖ LARGE DOUBLE BEDROOM
- ❖ KITCHEN AREA
- ❖ SHOWER ROOM
- ❖ AVAILABLE NOW
- ❖ SEPERATE LIVING AREA
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ CALL NOW TO VIEW!

Nestled in the charming area of St Helen's Parade, Southsea, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Ideal for individuals or couples, the property features a well-proportioned bedroom that provides a peaceful retreat after a long day. The flat boasts a spacious reception room, perfect for entertaining guests or simply relaxing in a cosy atmosphere.

The bathroom is thoughtfully

designed, ensuring both functionality and style, catering to your everyday needs. The location is particularly appealing, as it places you within easy reach of local amenities, parks, and the stunning Southsea seafront, where you can enjoy leisurely walks and vibrant coastal life.

This flat presents an excellent opportunity for those seeking a low-maintenance lifestyle in a vibrant community. With its inviting layout and prime location, it is a wonderful choice for anyone looking to embrace the charm of Southsea living.

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





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# PROPERTY INFORMATION

## 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.

## 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.

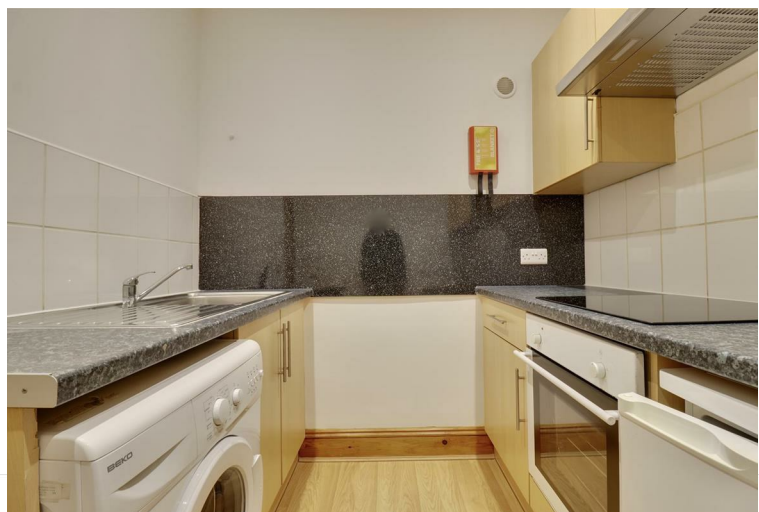
## Tenant Fees Act 2019

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

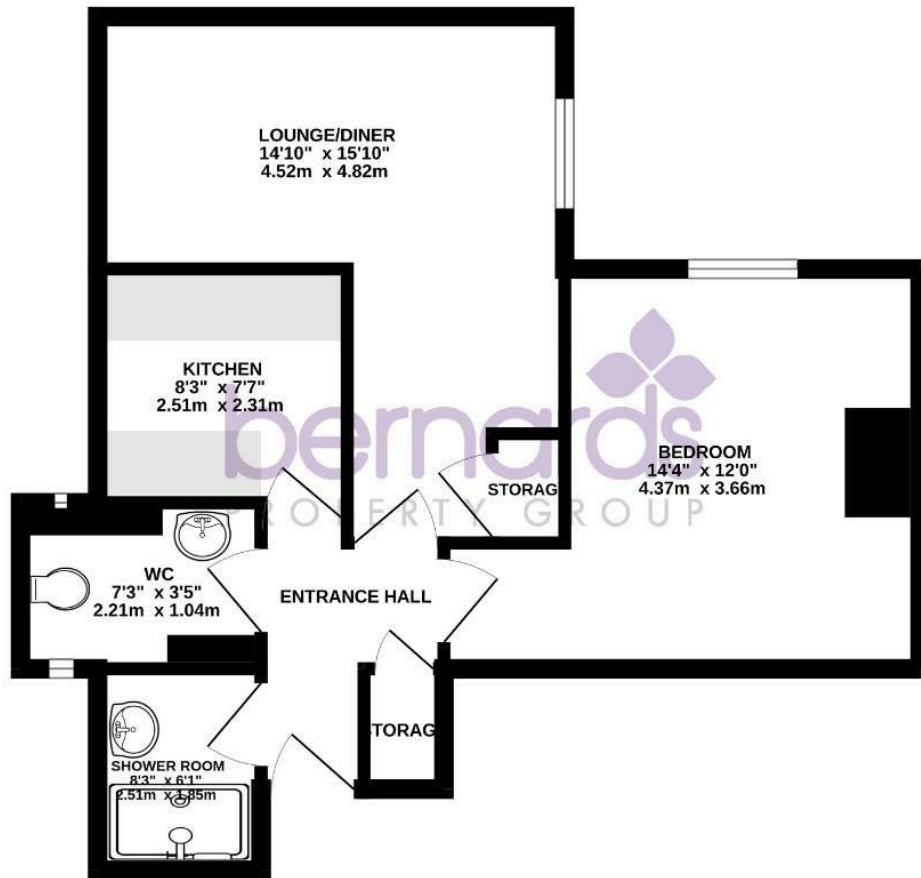
- rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination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



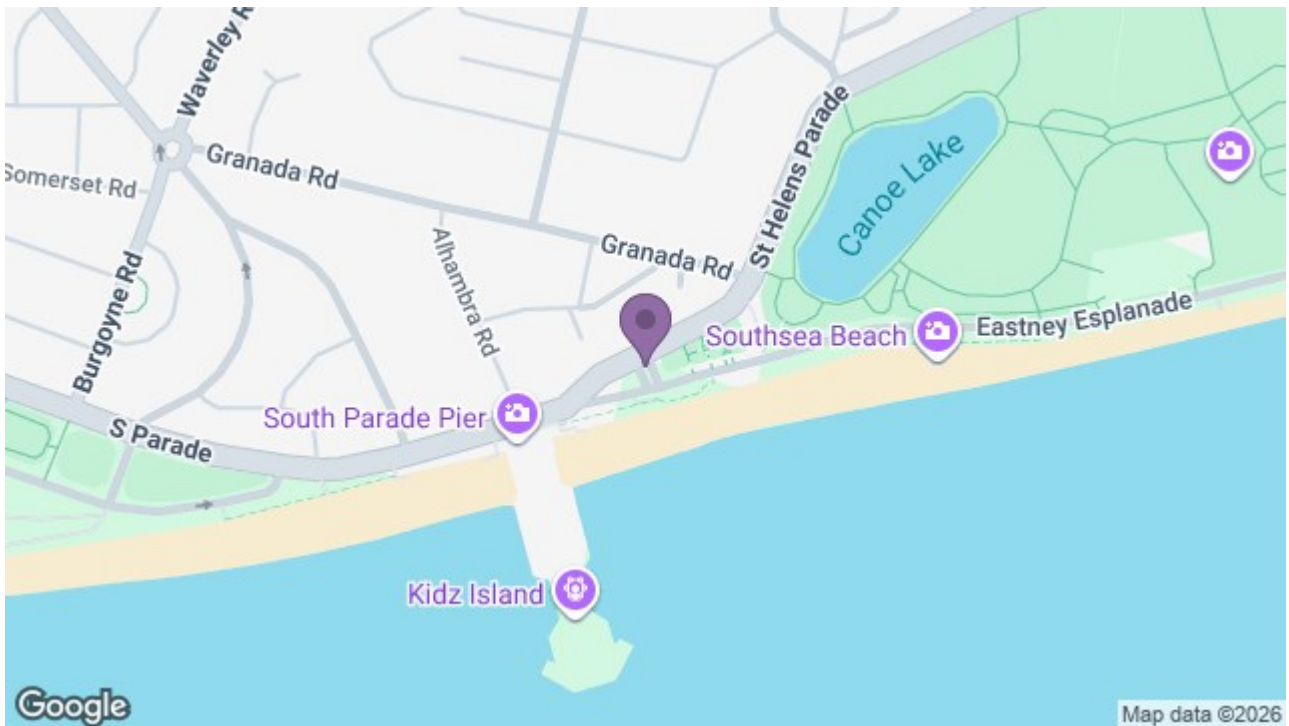
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		83
(55-68)	D	73	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



# 3RD FLOOR



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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