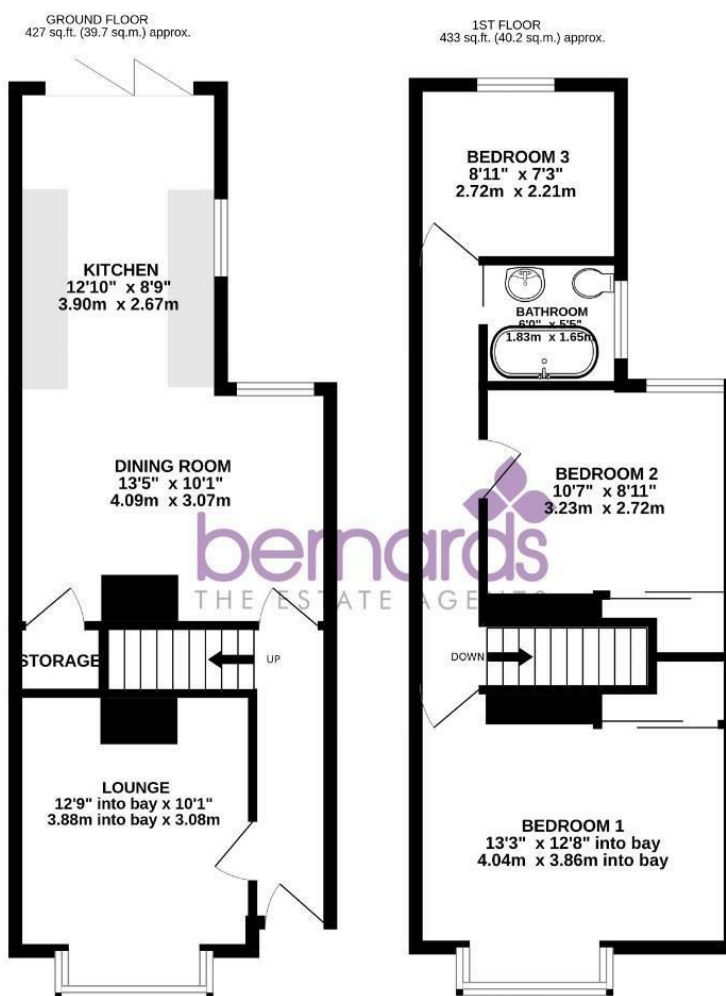




TO LET

£1,600 Per Calendar Month

Glasgow Road, Southsea PO4 8HR

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 receptions

HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ MID-TERRACE
- ❖ TWO RECEPTIONS
- ❖ FULLY REFURBISHED
- ❖ EXCEPTIONALLY FINISHED
- ❖ OPEN PLAN LIVING
- ❖ LOW MAINTENANCE GARDEN
- ❖ SOUGHT AFTER LOCATION
- ❖ UNFURNISHED
- ❖ AVAILABLE FROM APRIL 2026

HIGH SPECIFICATION HOME IN MILTON, SOUTHSEA

Adjacent to Bransbury Park, this home has been finished to an exceptional standard throughout, offering high quality accommodation in the heart of Southsea.

Upon entering the property, to the left you will find a cosy lounge, flooded with natural light from the south facing bay window. Moving through to the heart of the home, the amazing kitchen/diner is a

remarkable space, with modern kitchen units and ample space for entertaining, with bi-folding doors that open into the low maintenance garden.

Moving upstairs, the home enjoys three well proportioned bedrooms and a luxury three piece bathrooms.

Homes of this standard seldom come to market, we therefore strongly recommend booking an early viewing to avoid dissapointment

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



PROPERTY INFORMATION

LOUNGE
10'1" x 12'9" into bay (3.07m x 3.89m into bay)

DINING ROOM
13'5" x 10'1" (4.09m x 3.07m)

KITCHEN
8'9" x 12'10" (2.67m x 3.91m)

BEDROOM ONE
13'3" x 12'8" into bay (4.04m x 3.86m into bay)

BEDROOM TWO
8'11" x 10'7" (2.72m x 3.23m)

BEDROOM THREE
8'1" x 7'3" (2.46m x 2.21m)

BATHROOM
6' x 5'5" (1.83m x 1.65m)

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:

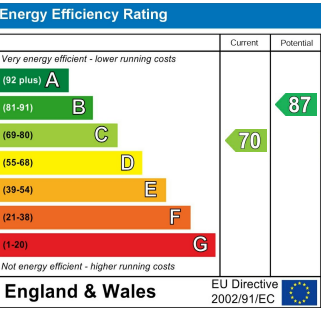
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.

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



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