

£800 Per Month

Alhambra Road, Southsea PO4 0RE



HIGHLIGHTS

- ❖ ONE BEDROOM FLAT
- ❖ ALLOCATED PARKING SPACE
- ❖ UNFURNISHED
- ❖ GREAT FOR SINGLE PERSON OR COUPLE
- ❖ AVAILABLE MID MAY
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ SHORT WALK TO SEAFRONT

Nestled on Alhambra Road in Southsea, this delightful one-bedroom flat presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well-designed open plan lounge and kitchen, creating an atmosphere that is perfect for both relaxation and entertaining.

The double bedroom offers a peaceful retreat, ensuring a restful night's sleep. The flat is offered unfurnished, allowing you the freedom to personalise the space to your taste. Additionally, the property includes allocated parking for one vehicle, a

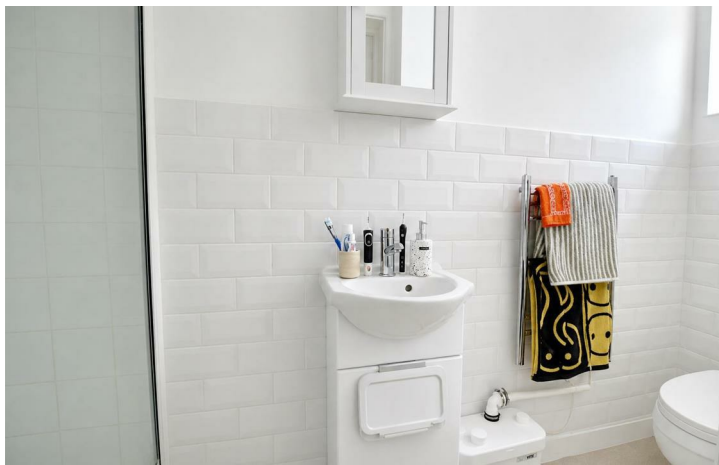
valuable feature in this sought-after location.

One of the standout benefits of this flat is its proximity to the seafront, which is just a short walk away. This allows for easy access to the beautiful coastline, perfect for leisurely strolls or enjoying the vibrant local amenities that Southsea has to offer.

This purpose-built flat is ideal for individuals or couples looking for a modern living space in a desirable area. With its combination of comfort, convenience, and location, this property is not to be missed.

Call today to arrange a viewing
02392 864 974
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

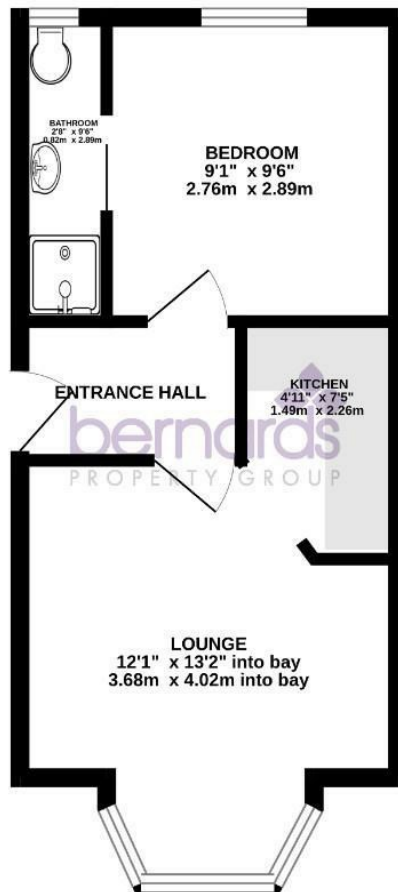
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



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	

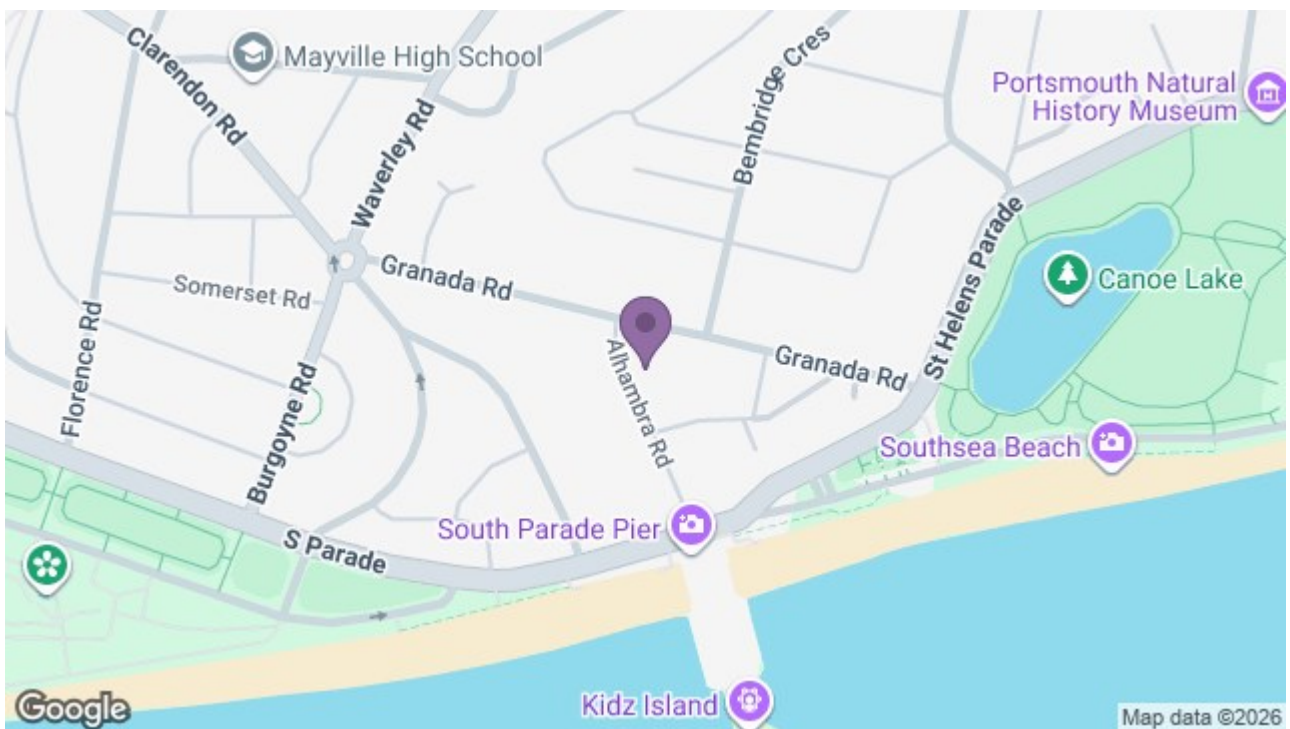


LOWER GROUND FLOOR
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 297 sq.ft. (27.6 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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