

£1,300 Per Calendar Month

Western Parade, Southsea PO5 3JG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS, TWO BATHROOMS
- ❖ FULLY FURNISHED
- ❖ SEA VIEWS
- ❖ AVAILABLE IMMEDIATELY
- ❖ GAS CENTRAL HEATING & WATER BILL INCLUDED IN MONTHLY RENT
- ❖ ADJACENT TO SOUTHSEA COMMON
- ❖ FULLY FURNISHED + WHITE GOODS
- ❖ DOUBLE BEDROOMS
- BRIGHT OPEN PLAN KITCHEN, LIVING ROOM

Nestled in the desirable area of Western Parade, Southsea, this charming two-bedroom apartment offers a delightful living experience with stunning views of the Solent. Spanning an impressive 657 square feet, the property features a spacious lounge that seamlessly integrates with a modern kitchen diner, creating an inviting space perfect for both relaxation and entertaining.

The apartment boasts two well-appointed bedrooms, each designed to provide comfort and tranquillity. With two bathrooms, including an en-suite, this property is ideal for professionals seeking convenience and privacy.

Fully furnished, the apartment is ready for you to move in immediately, allowing you to settle in

without the hassle of purchasing additional furniture. The inclusion of gas central heating ensures a warm and cosy atmosphere throughout the year, while the water bill being covered in the rent adds to the appeal of this property.

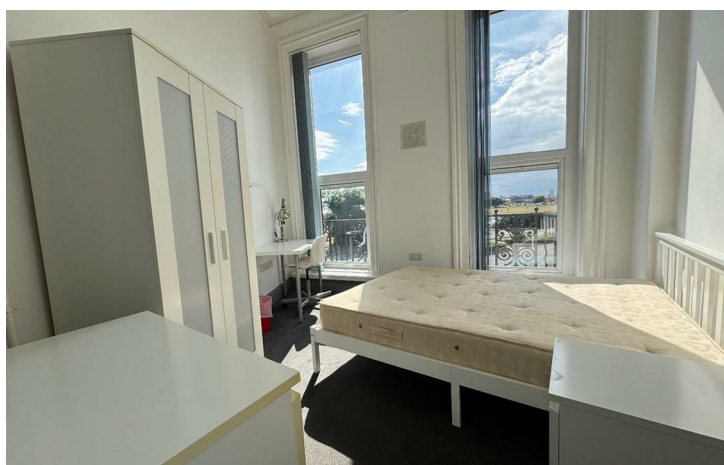
This apartment not only offers a comfortable living space but also the advantage of being located in a vibrant area, close to local amenities and the beautiful coastline. Whether you are looking to rent or invest, this property presents an excellent opportunity to enjoy the best of Southsea living. Don't miss your chance to make this lovely apartment your new home.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk





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PROPERTY INFORMATION

COUNCIL TAX BAND A

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.

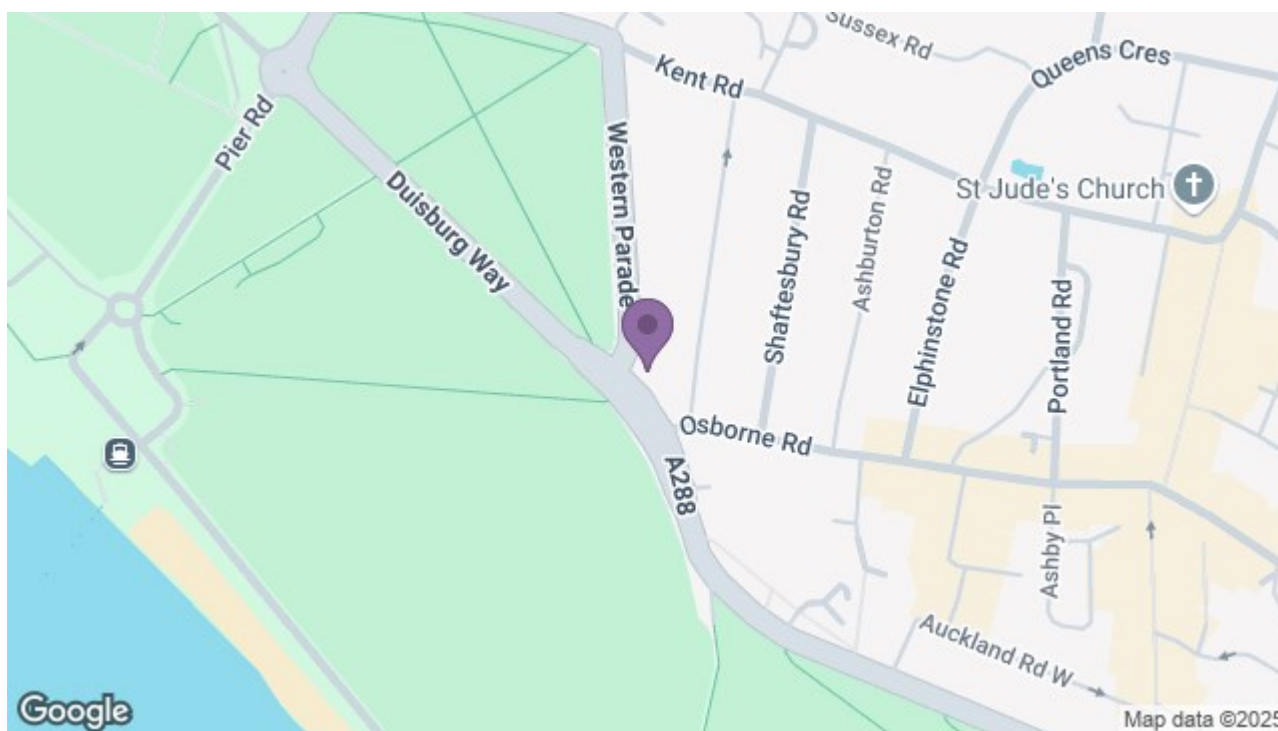
Right to Rent

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		





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