

£875 PCM

Raffles Court, Southsea PO5 3HR

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ GROUND FLOOR APARTMENT
- ❖ MINUTES FROM SOUTHSEA COMMON
- ❖ CLOSE TO PALMERSTON ROAD
- ❖ ONE DOUBLE BEDROOM
- ❖ AVAILABLE NOW
- ❖ PRIVATE ENTRANCE
- ❖ MODERN LOUNGE
- ❖ SEPARATE KITCHEN
- ❖ THREE PIECE BATHROOM
- A MUST VIEW

Come and view this fantastic rental opportunity just a stones through from the Southsea Common and Seafront and the popular shopping areas in central Southsea.

The flat is located on the ground floor and has a lounge along with a double bedroom, which is flooded with natural light.

Moving through, you have a modern fitted kitchen and bathroom, both of which are finished to a good

standard.

With the added benefit of a shared courtyard and bike store with an excellent location, you can step outside the door and enjoy everything Southsea has to offer. The local bars and restaurants are just around the corner and Gunwharf Quays just a bit further.

The property is offered partly furnished and available immediately.

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





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# PROPERTY INFORMATION

## 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.

## Council Tax Band A

## Tenant Fees Act 2019

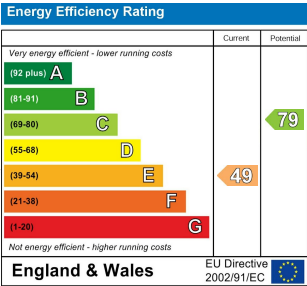
As well as paying the rent, you may also be required to make the following permitted payments.

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:

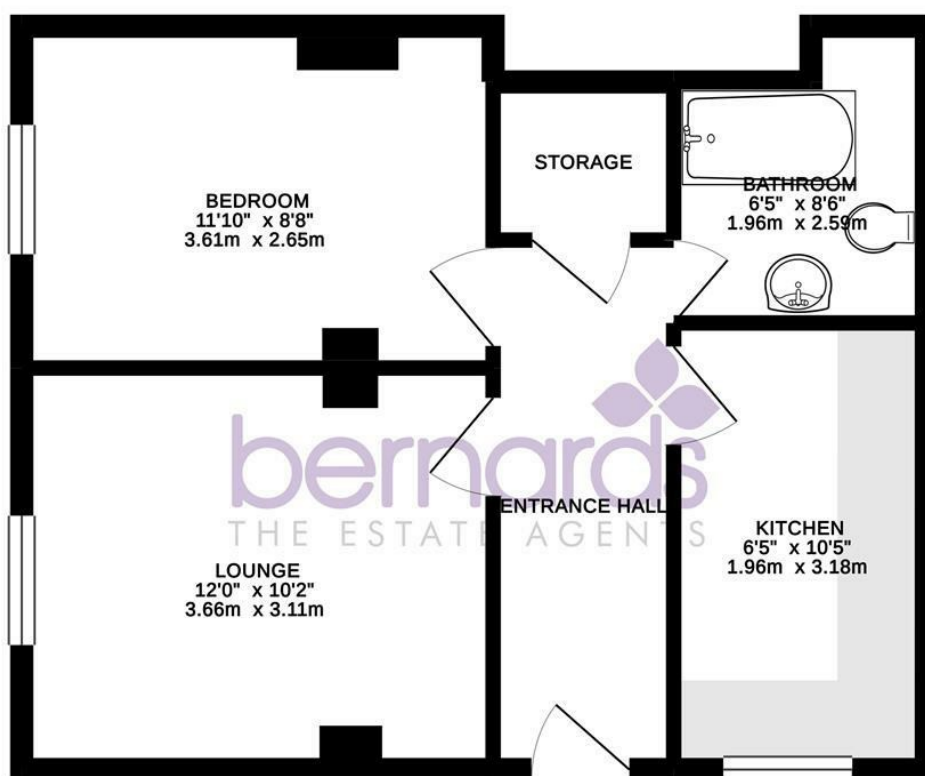
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg.

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.

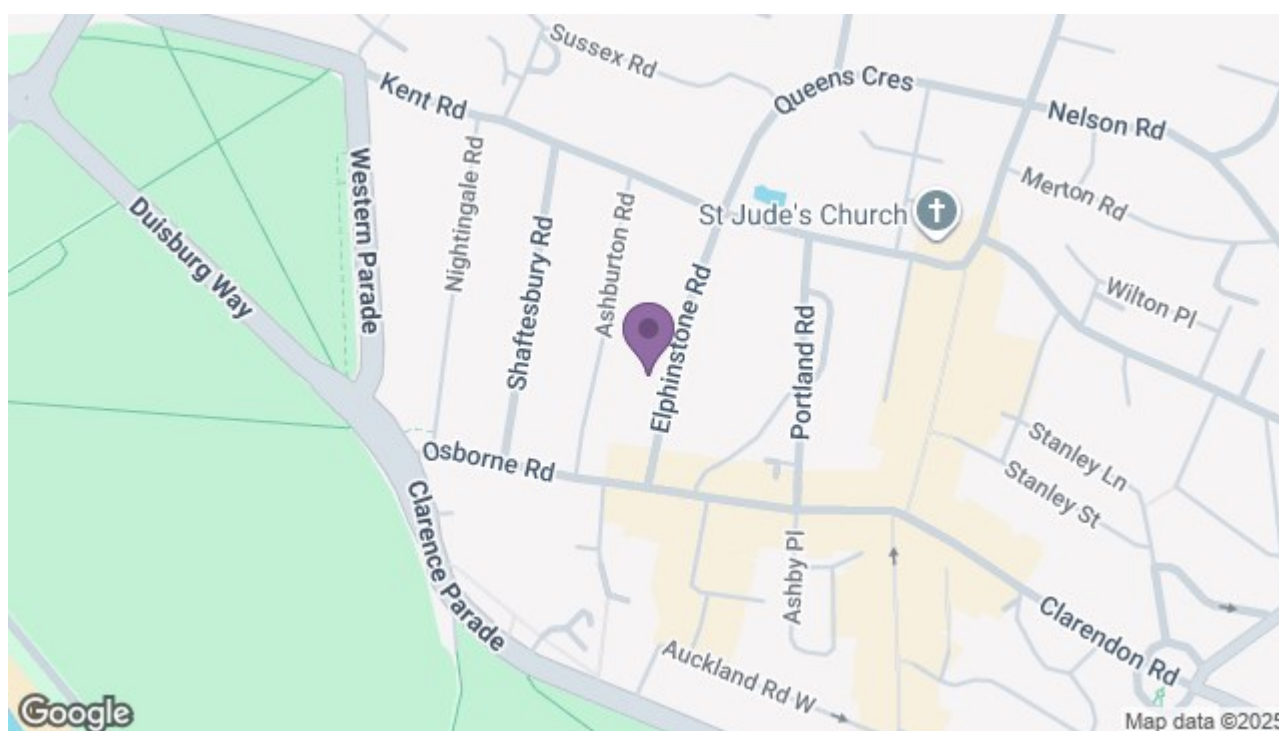


GROUND FLOOR 424 sq. ft.  
( 39.4 sq. m. )



TOTAL FLOOR AREA : 424 sq. ft. ( 39.4 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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