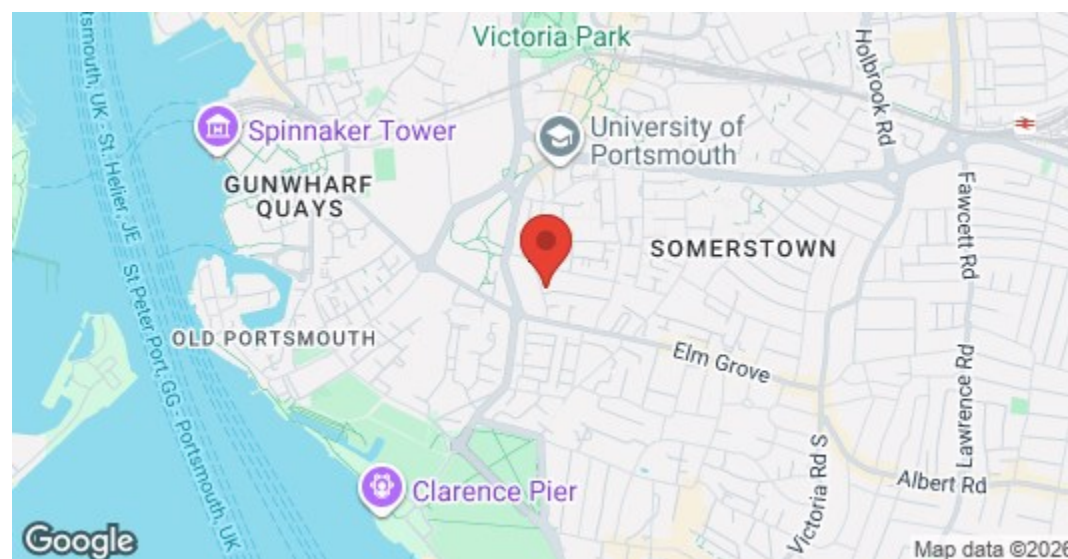


TO  
LET

£1,300 Per Month  
St. Pauls Road, Southsea

bernards  
THE ESTATE AGENTS



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		
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		



TWO STUDENTS, FAMILIES OR PROFESSIONAL SHARERS ARE WELCOME

We are pleased to bring to the market this three bedroom property in the great location of St Paul's Road.

With the property being situated only a short distance from the city center, Gunwharf Quays and local transport links you are

within a short walk from all amenities.

The property comprises of three bedrooms, a modern fitted bathroom and modern kitchen and separate lounge. The kitchen includes white goods and the property is offered FURNISHED.

Please call Bernards now to arrange your viewing!

- TOP FLOOR APARTMENT
- FULLY FURNISHED
- THREE BEDROOMS
- LARGE KITCHEN
- MODERN SHOWER ROOM
- SEPARATE TOILET
- EXTERIOR STORAGE
- SPACIOUS THROUGHOUT
- CENTRAL HEATING
- DOUBLE GLAZING

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THE ESTATE AGENTS

CALL TODAY TO ARRANGE A VIEWING 02392 864 974

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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974 southsea@bernardsestates.co.uk www.bernardsestates.co.uk

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# PROPERTY DETAILS

**BEDROOM ONE 15'02" X 12'03" (4.62M X 3.73M)**

**BEDROOM TWO 11'10" X 11'08" (3.61M X 3.56M)**

**BEDROOM THREE 11'09" X 9'06" (3.58M X 2.90M)**

**BEDROOM FOUR 11'11" X 7'06" (3.63M X 2.29M)**

**KITCHEN 10'09" X 9'08" (3.28M X 2.95M)**

**SHOWER ROOM 5'11" X 5'03" (1.80M X 1.60M)**

**W/C 6'02" X 2'07" (1.88M X 0.79M)**

## 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.

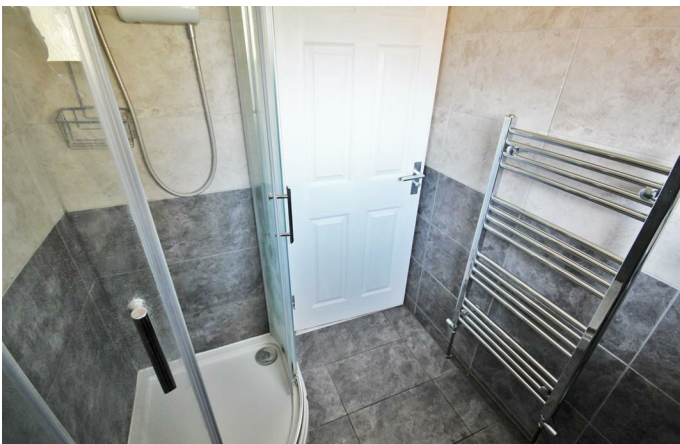
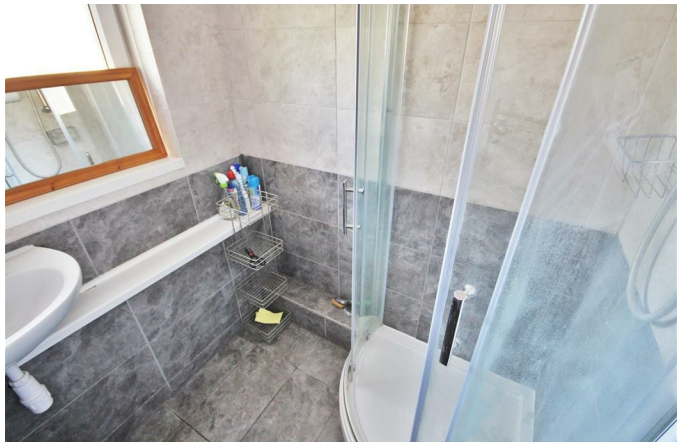
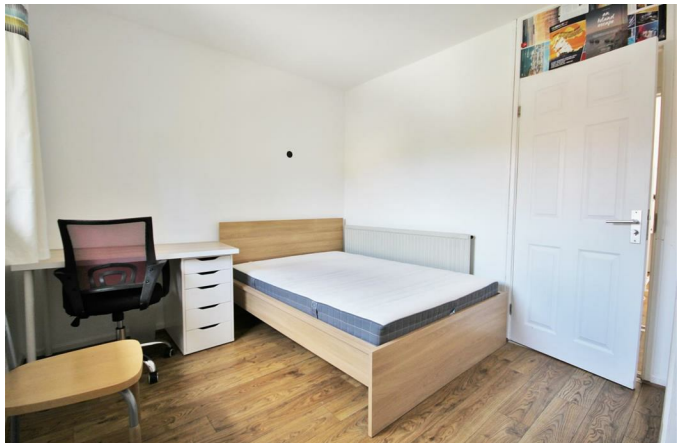
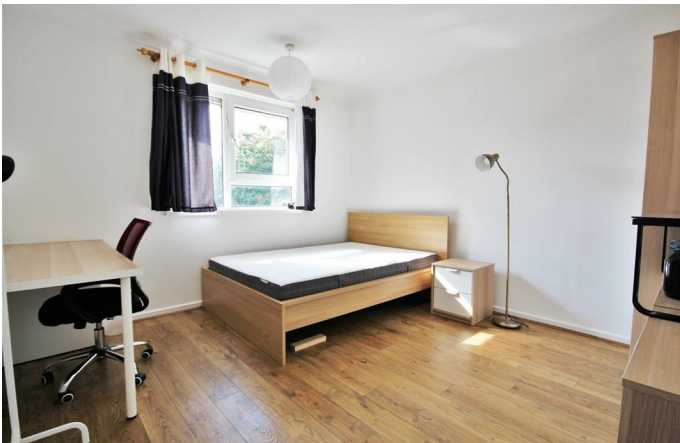
## TENANT FEES ACT 2019

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.



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