

£850 PCM

Western Parade, Southsea PO5 3JG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ STUDIO FLAT
- ❖ GAS CENTRAL HEATING & WATER BILLS INCLUDED
- ❖ SPACIOUS
- ❖ WHITE GOODS INCLUDED
- ❖ AVAILABLE NOW
- ❖ STUDENTS OR PROFESSIONALS WELCOME
- ❖ FULLY FURNISHED
- ❖ SUPER FAST VIRGIN MEDIA WIFI
- ❖ CENTRAL SOUTHSEA

- SHORT WALK FROM SEAFRONT

****GAS CENTRAL HEATING, WATER BILLS INCLUDED IN THE RENT ****

This substantial studio flat, situated in a great location adjacent to Southsea Seafront is new to the market and one not to be missed!

The property offers a spacious living area, furnished with a double bed, sofa, desk and wardrobe. The kitchen has been brand newly installed offered a modern interior and white goods including fridge and washing machine

are included. This studio offers an abundance of space and we would highly recommend viewing to appreciate the finish of the accommodation!

The gas central heating and water bills are included, tenants need to pay their own electricity and council tax bills. Super fast Virgin Media broadband is also included for an extra £25 PCM

Available NOW

Call today to arrange a viewing

02392 864 974

www.bernardsestates.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.

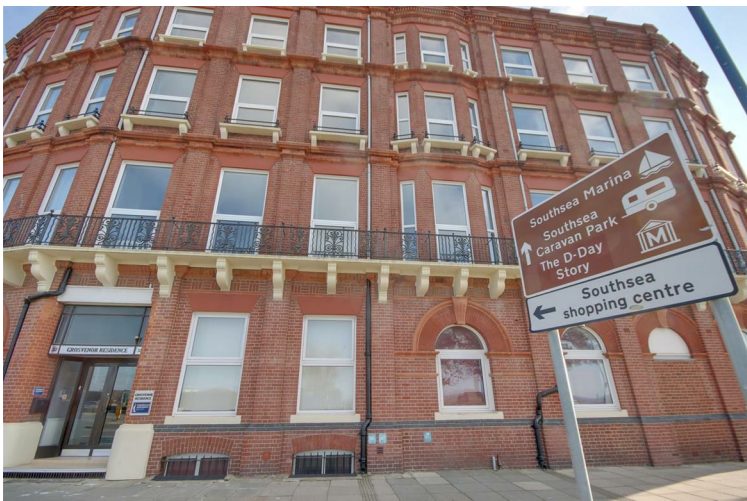
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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	



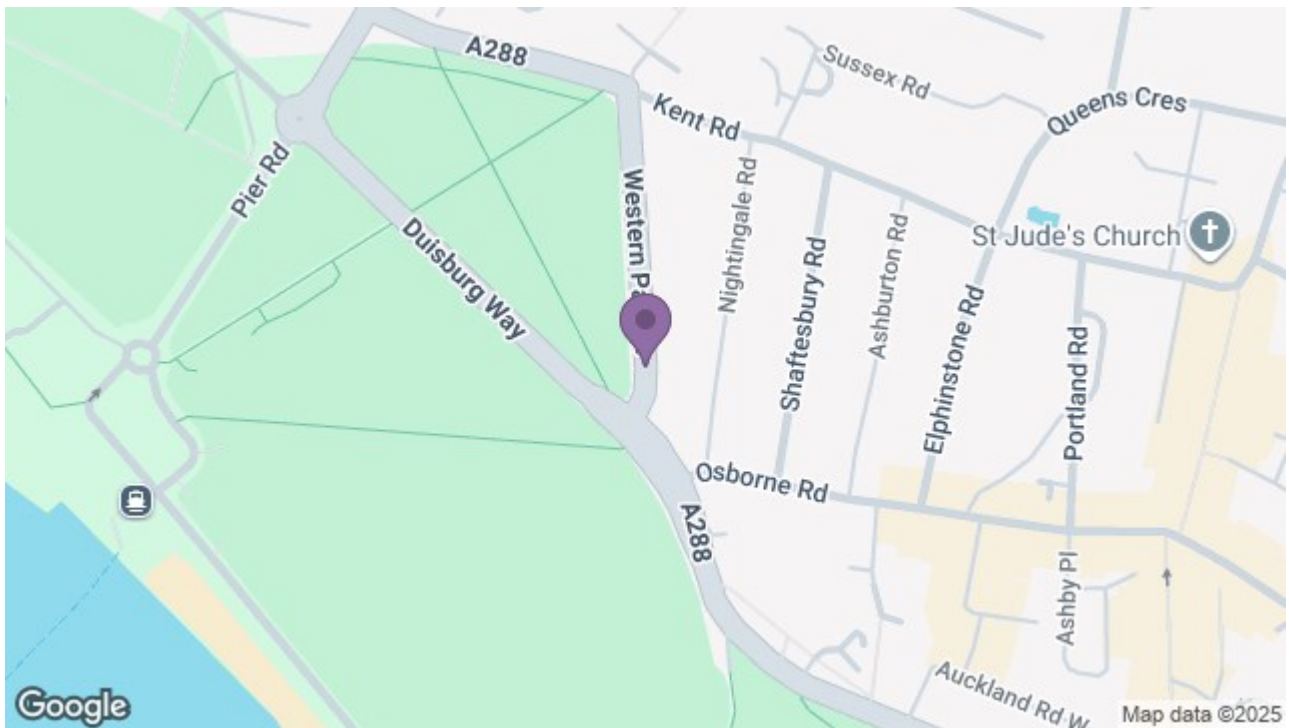
2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 335 sq.ft. (31.1 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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