

£1,650 Per Month

Cross Street, Portsmouth PO1 3FT



HIGHLIGHTS

- ❖ 3 Bedrooms
- ❖ 2 Bathrooms
- ❖ Allocated parking included.
- ❖ Furnished
- ❖ Available at the end of September
- ❖ Excellent access to shops, restaurants, and transport links
- ❖ Located in a sought-after area of Portsmouth, close to a range of local amenities.
- ❖ Book now to view!

Nestled in the vibrant area of Cross Street, Portsmouth, this modern purpose-built flat offers a splendid opportunity for those seeking a contemporary living space. Three well-proportioned bedrooms and two stylish bathrooms, making it ideal for families or professionals alike.

The flat is designed with modern living in mind, featuring an open-plan layout that maximises space and light. The contemporary finishes throughout create a welcoming atmosphere, perfect for both relaxation and entertaining. The property also benefits from off-road parking, a

valuable asset in this bustling area.

Conveniently located, residents will find themselves just a short distance from excellent transport links, ensuring easy access to the wider region. Additionally, the renowned Gunwharf Quays, with its array of shops, restaurants, and leisure facilities, is within close proximity, offering a vibrant lifestyle right on your doorstep.

This flat presents a unique opportunity to enjoy modern living in a prime location, making it a must-see for anyone looking to settle in Portsmouth.

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.

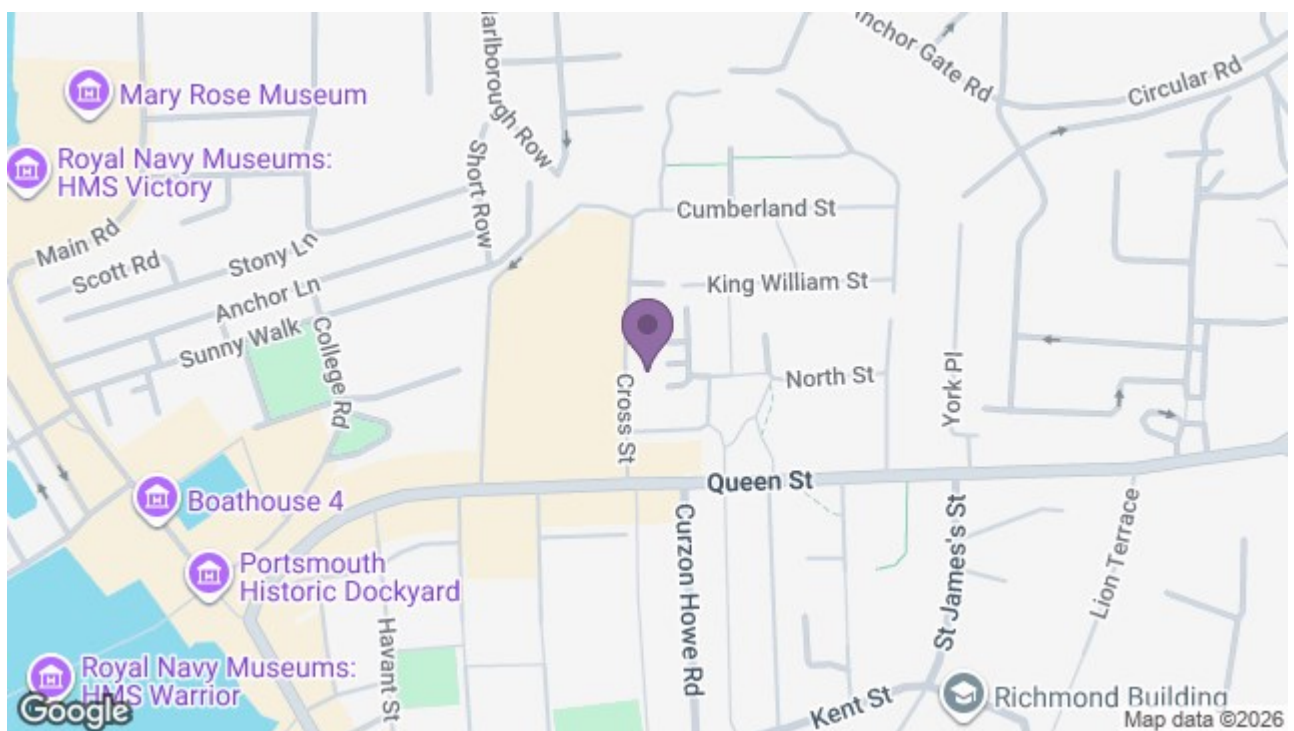
Right to Rent

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	86	
EU Directive 2002/91/EC		





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