

£925 PCM

Half Moon House, Portsmouth PO1  
3GQ



## HIGHLIGHTS

- ❖ PRIVATE COURTYARD
- ❖ STUDIO FLAT
- ❖ IDEAL FOR SINGLE OCCUPANTS
- ❖ MODERN FINISH
- ❖ THREE PIECE BATHROOM
- ❖ ADMIRALTY QUARTER LOCATION
- ❖ CLOSE TO GUNWHARF
- ❖ TRANSPORT LINKS WALKING DISTANCE
- ❖ AVAILABLE FROM AUGUST
- CALL TO BOOK A VIEWING

### \*\*COURTYARD GARDEN\*\*

We are delighted to welcome to the rental market this well presented studio flat which would be ideal for a single person.

The property is finished to a modern standard with a large studio area which includes a modern kitchen area and floor

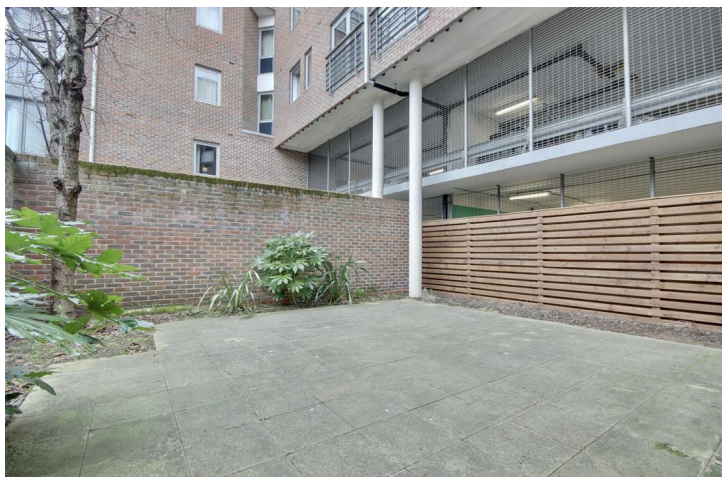
to ceiling windows, together creating a bright and airy space. Further benefit to this property is a generously sized, private courtyard garden!

The property has a three-piece bathroom and ample built in storage.

Offered unfurnished and available August, we strongly recommend an internal viewing!

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.

## Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

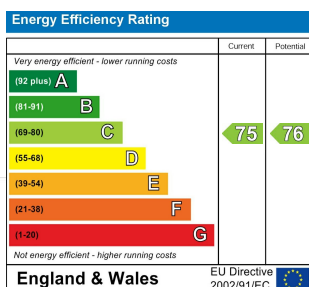
## Tenant Fees Act 2019

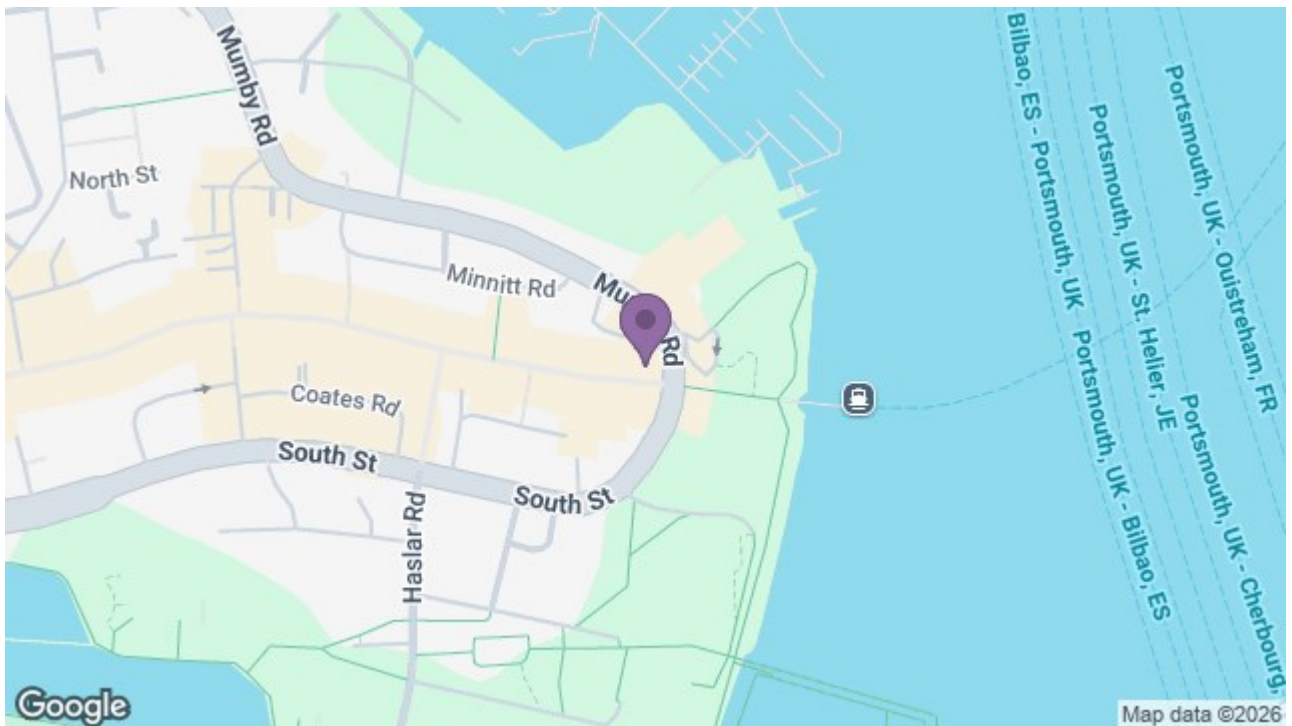
As well as paying the rent, you may also be required to make the following permitted payments.

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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