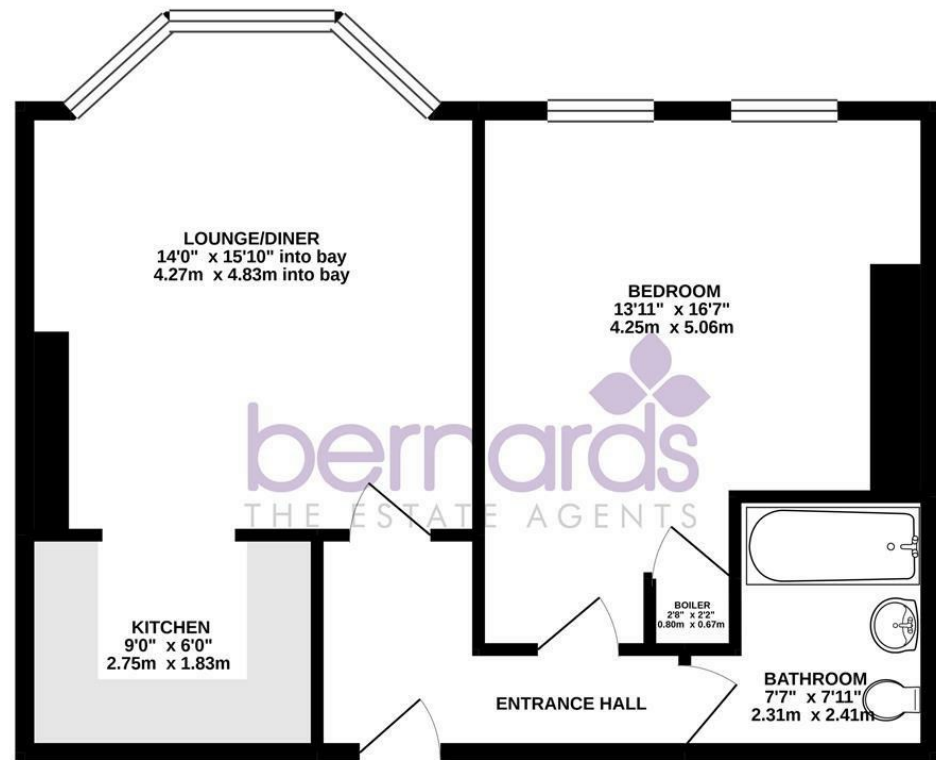
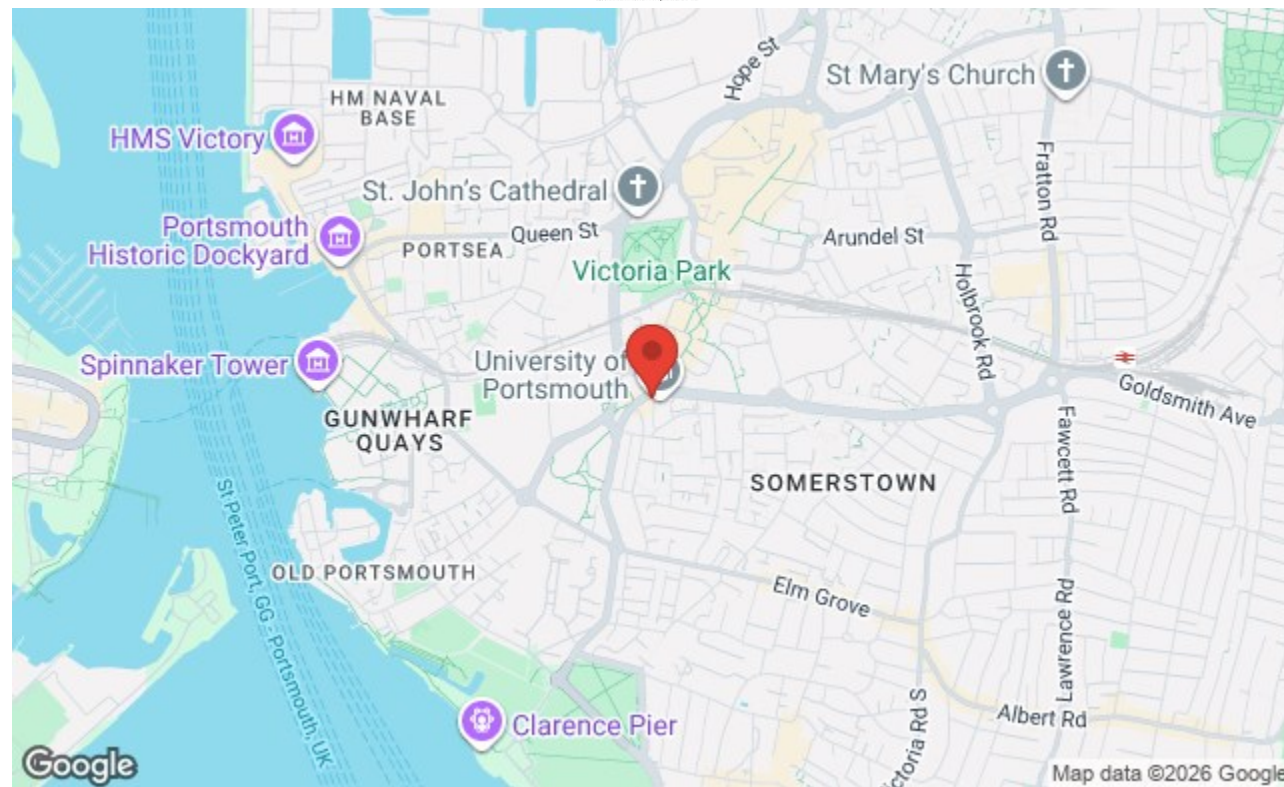


**FIRST FLOOR**  
576 sq. ft. (53.5 sq. m.) approx.



TOTAL FLOOR AREA: 576 sq. ft. (53.5 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.  
Made with Mergo ©2019



**TO LET**

£950 Per Calendar Month

Lord Montgomery Way, Portsmouth PO1 2SG

**bernards**  
THE ESTATE AGENTS



1 1 1

## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ CENTRAL LOCATION
- ❖ AVAILABLE NOW
- ❖ FIRST FLOOR
- ❖ LIFT ACCESS
- ❖ FURNISHED
- ❖ GOOD SIZE
- ❖ STORAGE SPACE
- ❖ A MUST VIEW

**\*\* ONE BEDROOM APARTMENT IN CITY CENTRE \*\***

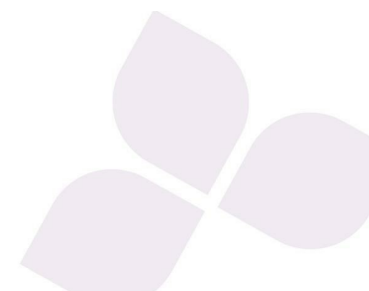
We are pleased to offer this well presented one bedroom flat in the popular location of Lord Montgomery Road, minutes from the University, City Centre, Gunwharf Quays and local Transport Links.

The property is situated on the first floor and offers lift access, the property features a large double bedroom, separate lounge/diner which opens into the modern

kitchen. Completing the property is the three-piece bathroom with spacious shower. Further benefits include gas central heating.

The property is situated in a great location, well presented and a wonderful opportunity for a single professional or couple!

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



# PROPERTY INFORMATION

**LOUNGE DINER**  
14'0" x 15'10" max (4.27m" x 4.83m" max )

**KITCHEN**  
9'0" x 6'0" (2.74m" x 1.83m")

**BEDROOM**  
13'11" x 16'7" max (4.24m" x 5.05m" max)

**BATHROOM**  
7'7" x 7'11" (2.31m" x 2.41m")

**COUNCIL TAX BAND C**  
Portsmouth City Council:  
BAND C

## 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);

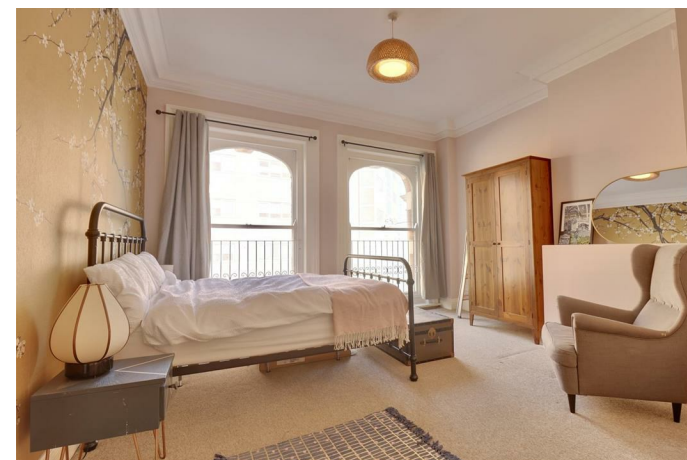
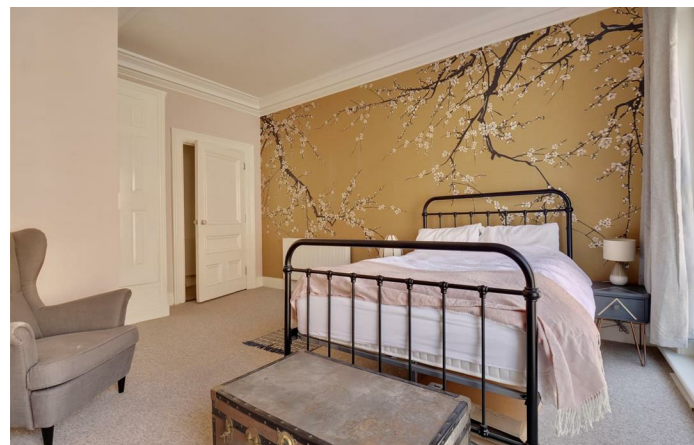
· Reasonable costs for replacement of lost keys or other security devices;

· 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.

## 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
(81-91) B			
(69-80) C		71	
(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	

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