

£1,400 Per Calendar Month

Cross Street, Portsmouth PO1 3GH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ OPEN PLAN LIVING / KITCHEN AREA
- ❖ ACCESS TO COMMUNAL GARDENS
- ❖ BALCONY
- ❖ VIEWS OVER COMMUNAL GARDENS
- ❖ CLOSE TO GUNWHARF QUAYS
- ❖ AVAILABLW FROM JUNE
- ❖ OFFERED FURNISHED
- ❖ SECURE OFF ROAD PARKING

### \*\*SECURE OFF ROAD PARKING\*\*

We are pleased to offer to let this beautifully presented second floor apartment in the highly desired Admiralty Quarter development and overlooking the historic dockyard.

The property benefits from being fully furnished and with electric heating, double glazing and white goods included. Off of the lounge,

there is a balcony featuring impressive views of the communal gardens and ideally situated in a peaceful location.

There is also a private balcony ideal for alfresco dining, access to a 24 hour concierge and landscaped communal gardens.

The property is available in June, we strongly recommend booking 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

## 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.

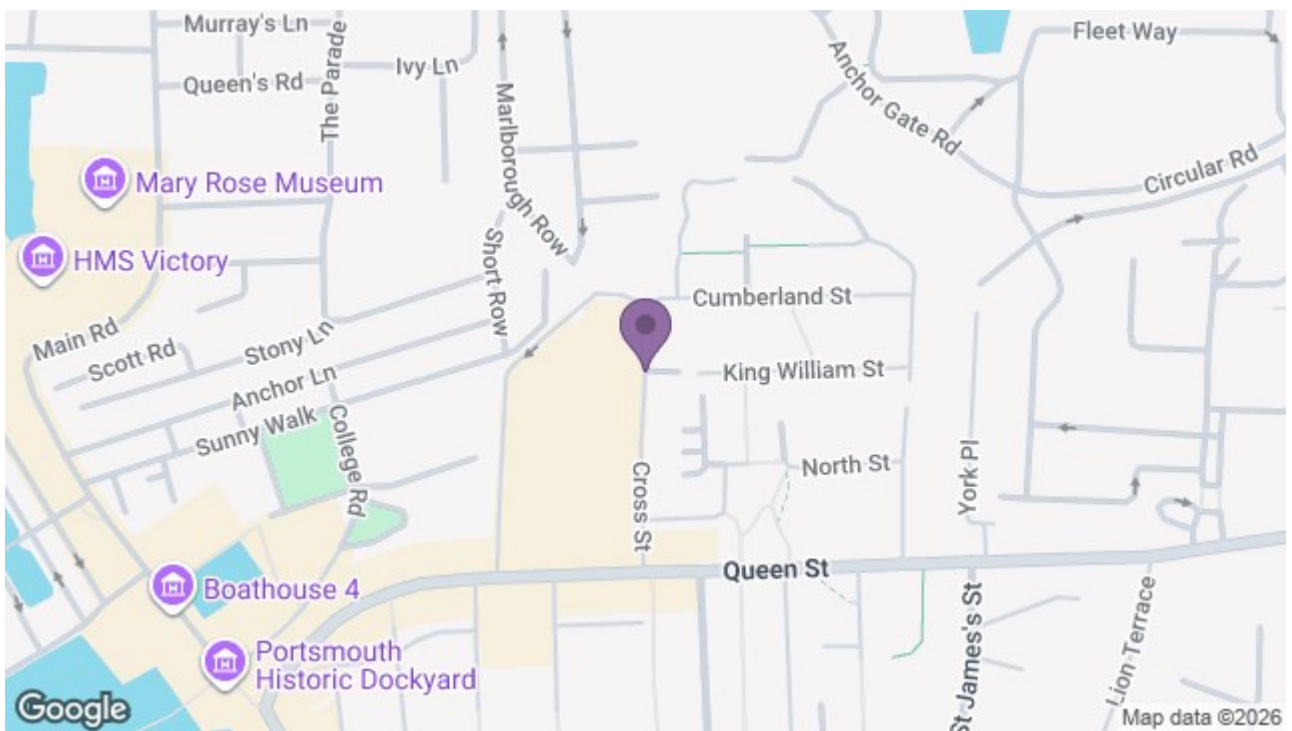
## Right to Rent

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		81	83
(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	





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