

£1,000 Per Calendar Month

Western Parade, Southsea PO5 3JG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ AVAILABLE IMMEDIATELY
- ❖ CLOSE TO SOUTHSEA SEAFRONT
- ❖ INCLUSIVE OF WATER AND CENTRAL HEATING BILLS
- ❖ FULLY FURNISHED
- ❖ DISHWASHER
- ❖ WASHER/ DRYER
- ❖ FITTED BATHROOM
- ❖ SIX MONTH TENANCY ONLY
- IDEAL FOR A SINGLE PERSON

**\*TOP FLOOR APARTMENT, AVAILABLE FOR A 6 MONTH LET ONLY\***

This uniquely laid out apartment is situated on the top floor of the building and located in a great position, a stones throw away from Southsea Seafront and the common.

The apartment itself flows through from one room to another. Starting in the kitchen you will find a fully equipped, fitted kitchen with breakfast bar and including a washer/ dryer,

dishwasher and fridge freezer. The lounge is open plan with the kitchen and includes a sofa and coffee table. The lounge/ kitchen leads onto the bedroom and is furnished with a double bed, wardrobe, chest of drawers and desk.

The rent is inclusive of water rates and gas central heating bills.

Available IMMEDIATELY, call us now to schedule a 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.

## Council Tax Band A



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	42	59
EU Directive 2002/91/EC		

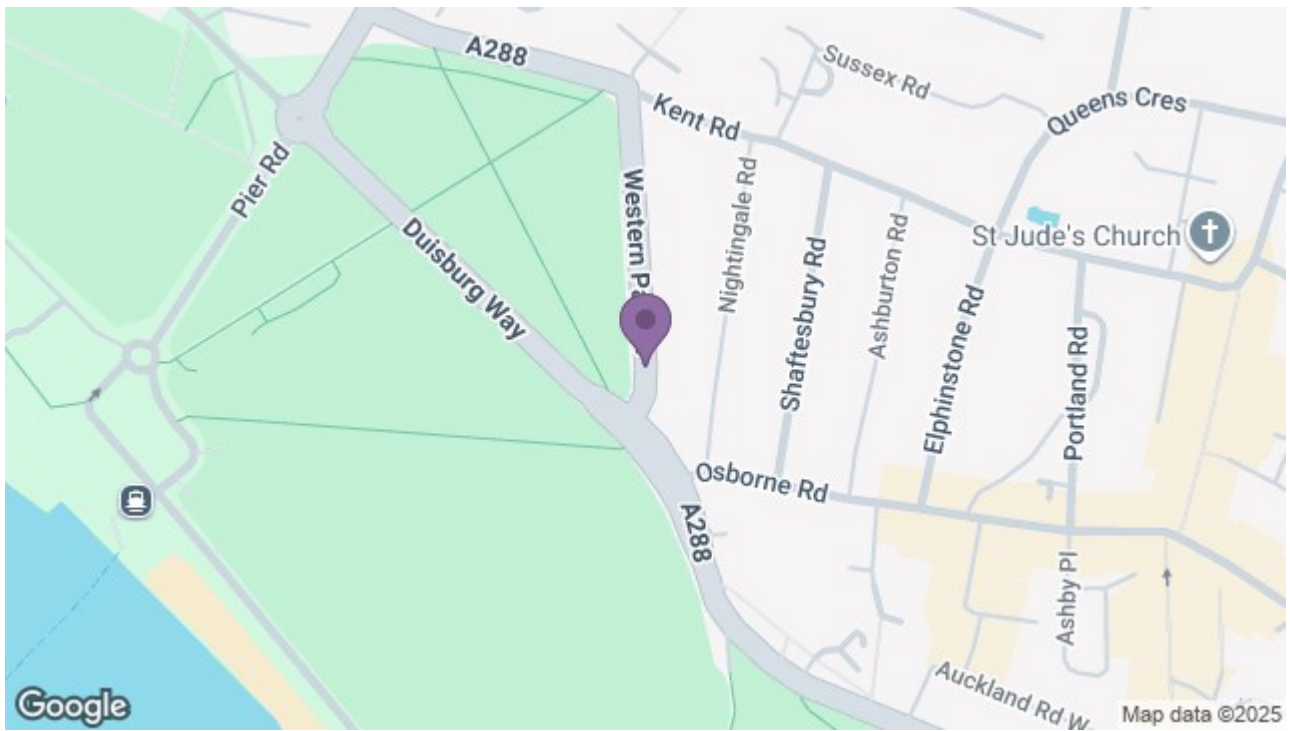


4TH FLOOR  
537 sq.ft. (49.9 sq.m.) approx.



TOTAL FLOOR AREA : 537 sq.ft. (49.9 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974

