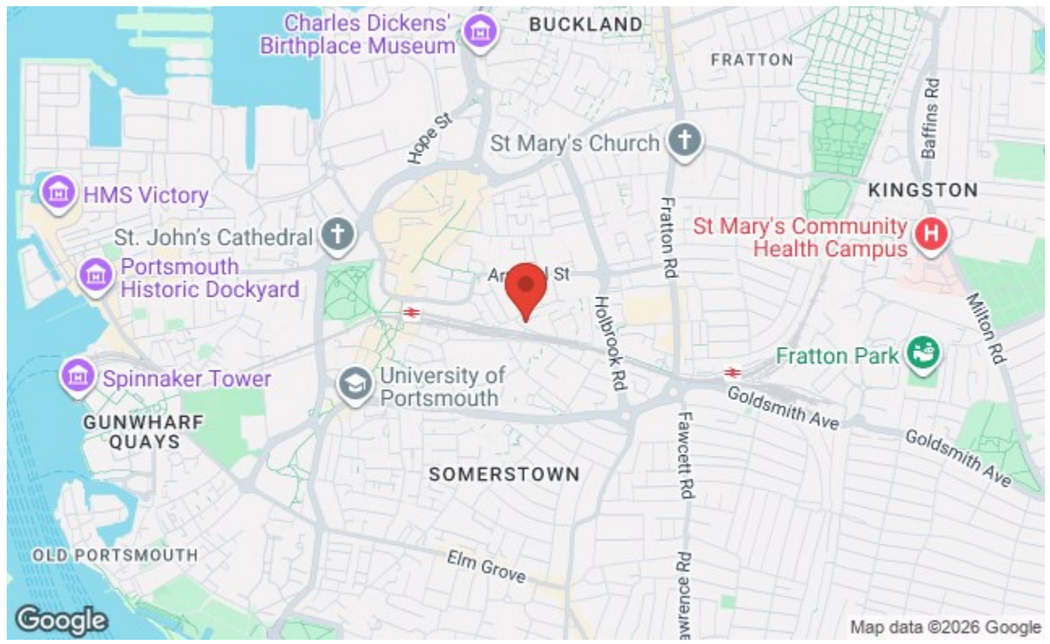
TO LET

£600 Per Month

Canal Walk, Portsmouth PO1 1LG

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ROOM WITH SHARED BATHROOM
- BATHROOM SHARE WITH 1 RESIDENT
- FULLY FURNISHED
- STUDENT HALLS OF RESIDENCE
- 60 M2 LOUNGE-KITCHEN
- WEEKLY COMMUNAL CLEANER
- CITY CENTRE LOCATION
- HIGH SPEED WIFI INCLUDED
- 51 WEEK CONTRACT
- ALL BILLS INCLUDED

STUDENT HALLS OF RESIDENCE, ALL BILLS INCLUDED

Welcome to Weston Court, offering rooms to rent located on the doorstep of the city center. The accommodation offers a range of rooms including en suite, or non en suite options. If you opt for a non en suite room, you only share the bathroom with one other resident!

The bedrooms offer a comfortable living space to unwind and get a restful night's sleep. The bathrooms are well-appointed, providing convenience and comfort. Each room is equipped with convenient furnishings including double beds, desks, wardrobes and TV's making this accommodation ready to move into!

There is a spacious communal area offering seating, TV's, dining area and kitchen. The laundry room offers free of charge washing facilities, and there is a garden to enjoy on those Summer days!

Situated in a prime location, this property offers easy access to local amenities, Portsmouth University, and transport links, making it ideal for those seeking convenience and ease. If you are a student looking to find somewhere to call home, this property is sure to meet your needs!

All bills are included within the rent, and units are available to let to Portsmouth University Students only.

Please note, photos shown are not that of the exact room, but of a unit type similar. You will be shown your room upon viewing/ virtual viewing

Call today to arrange a viewing
02392 864 974
www.bernardsestates.co.uk

PROPERTY INFORMATION

PROPERTY HIGHLIGHTS

17 Bedroom Student Hall of Residence
Available for Move Ins August/ September
11 Month Contract Payable
60M2 Lounge - Kitchen Area
Separate Laundry
Secure Cycle Store
Dining Room
Enclosed Rear Garden
11 En-suite Rooms
High Speed Wi-fi
Fully Furnished
Modern Décor
Weekly Communal Area Cleaning
Located very close to the City Centre/Guildhall/etc

TENANT FEES ACT 2019

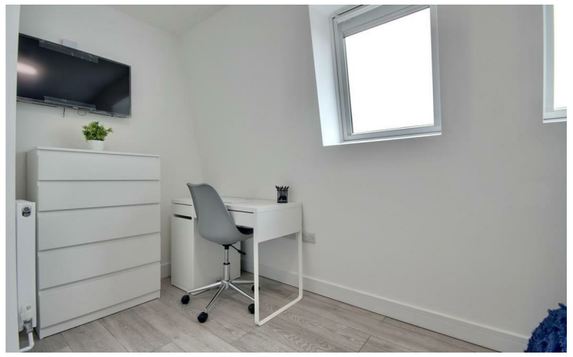
As well as paying the rent, you may also be required to make the following permitted payments.

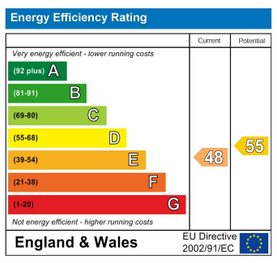
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

· 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.

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.





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