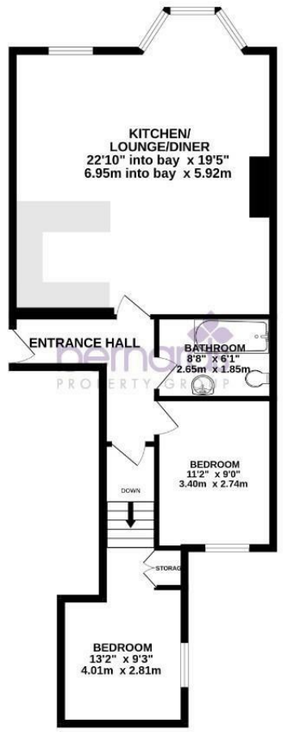
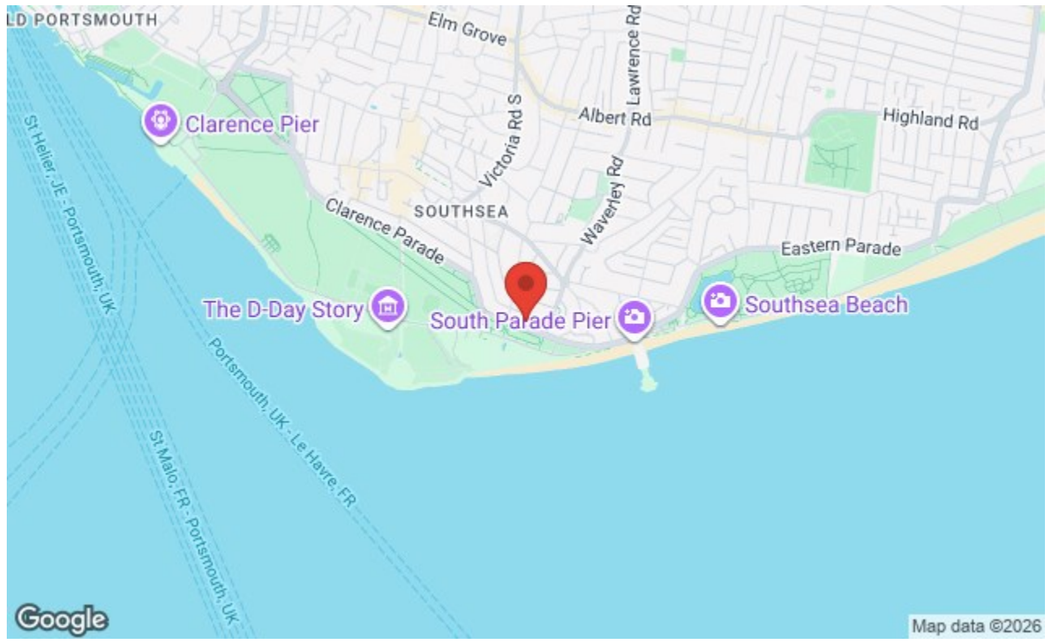
2ND FLOOR
NaN sq.ft. (NaN sq.m.) approx.



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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TO LET

£1,500 Per Calendar Month

South Parade, Southsea PO5 2JP

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- FABULOUS APARTMENT
- 2 BEDROOMS
- SEA FRONT LOCATION
- WONDERFUL VIEWS
- AVAILABLE MID APRIL
- ALLOCATED PARKING
- OPEN PLAN LIVING
- WALK TO BEACH
- CLOSE TO BARS AND RESTAURANTS
- CALL TO VIEW

** FABULOUS APARTMENT IN HEART OF SEAFRONT WITH ALLOCATED PARKING **

We are delighted to offer this exceptional 2nd floor apartment situated along Southsea seafront. Offering bright open plan living with the added bonus of an allocated parking space, this great opportunity.

The heart of the home is the large open plan kitchen / lounge / dining space with double windows giving views towards the sea. This vast space is both sociable yet comfortable whether you are entertaining or just relaxing after a day along the seafront. Both bedrooms are a nice size and the family bathroom completes the accommodation on offer.

The location is absolutely superb with it being in the heart of the seafront yet close to Palmerston Road for a bite to eat or afternoon drink in the sun. Whether you are looking to find your next home or somewhere to enjoy a weekend by the ocean, this is a fabulous opportunity that must be grabbed with both hands.

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

PROPERTY INFORMATION

2ND FLOOR

LOUNGE / KITCHEN / DINER
22'10" x 19'5" max (6.96m" x 5.92m" max)

BATHROOM
8'8" x 6'1" (2.64m" x 1.85m")

BEDROOM 2
11'2" x 9'0" (3.40m" x 2.74m")

BEDROOM 1
13'2" x 9'3" (4.01m" x 2.82m")

ALLOCATED PARKING SPACE

COUNCIL TAX BAND C
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.









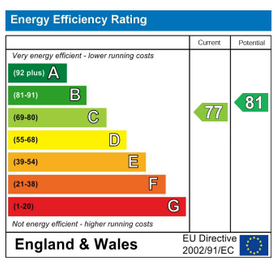












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