£1,900 Per Month

Western Parade, Southsea PO5 3ED

bernards
THE ESTATE AGENTS

3 2 1



## HIGHLIGHTS

- SHARED ROOF TERRACE
- PANORAMIC VIEWS
- REFURBISHED TO A HIGH STANDARD
- THREE BEDROOMS
- FULLY FURNISHED
- MODERN KITCHEN FITTED WITH WHITE GOODS
- AVAILABLE NOW
- CENTRAL SOUTHSEA LOCATION

Bernards are delighted to present this beautifully presented, fully furnished three-bedroom apartment in Carlton House, Western Parade. Positioned opposite Southsea Common, the property combines stylish interiors with a fantastic coastal setting and access to a shared roof terrace.

The apartment offers a welcoming lounge and dining room, with neutral décor, wood-effect flooring and space for both relaxing and entertaining. Furnished with a corner sofa and dining table with upholstered chairs, this room provides an attractive and comfortable living space.

The separate contemporary kitchen features shaker-style cabinetry, contrasting light worktops and tiled splashbacks, with ample cupboard storage, a built-in oven and microwave, hob, extractor and washing machine.

There are three furnished bedrooms, each finished in neutral tones with grey carpeting. The particularly spacious principal bedroom features a striking panelled wall with decorative lighting, alongside wardrobes and bedside furniture.

A standout feature is access to the shared roof terrace, which enjoys impressive panoramic views across Southsea Common towards the Solent. This communal outdoor space offers a wonderful spot to sit and enjoy the coastal surroundings.

With Southsea Common opposite and the seafront within easy reach, the apartment is ideally positioned for enjoying walks along the promenade and the shops, cafés and restaurants of Southsea.

Contact Bernards to arrange your viewing.

Call today to arrange a viewing
02392 864 974
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

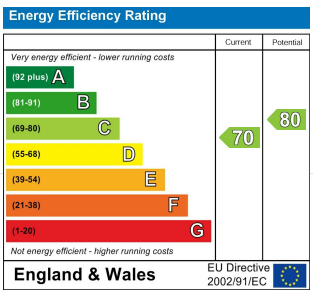
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.





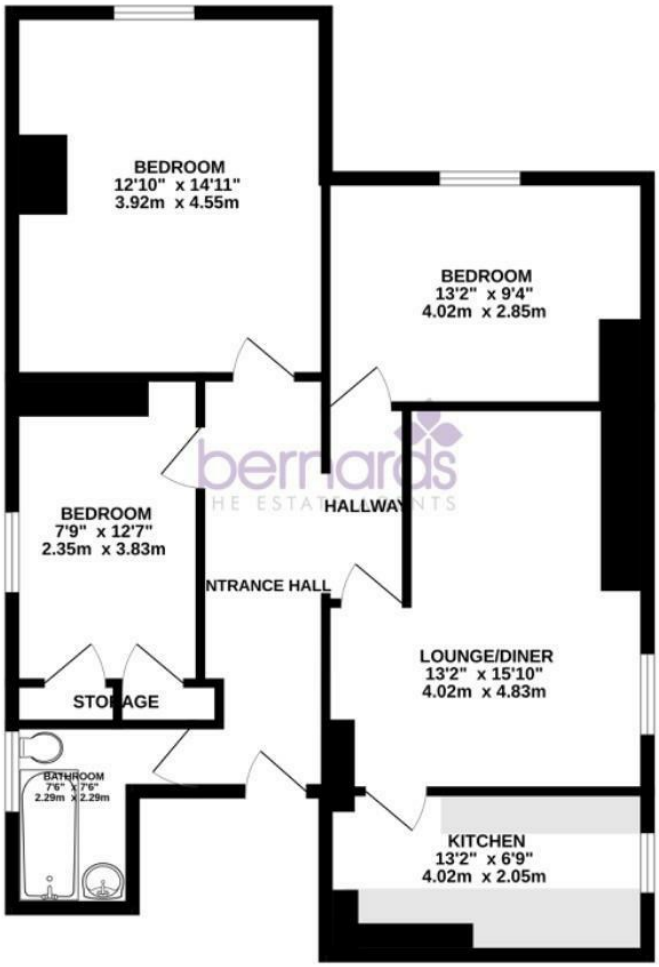






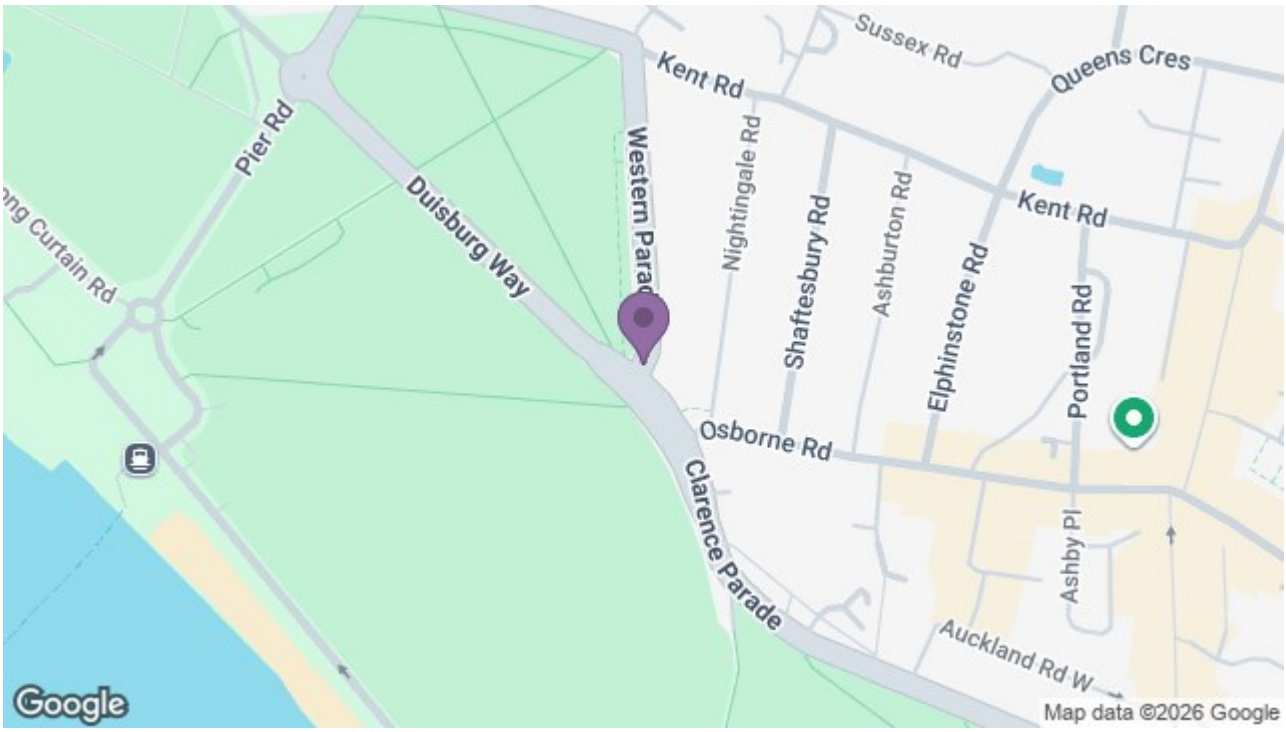

Scan here to see all our properties for sale and rent

2ND FLOOR
810 sq.ft. (75.2 sq.m.) approx.




TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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