

£1,450 Per Calendar Month

Richmond House, Portsmouth PO1
3FN

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ADMIRALTY QUARTER
- PRESTIGIOUS LOCATION
- TWO DOUBLE BEDROOMS
- ENSUITE TO MASTER
- COMMUNAL GARDENS
- JULIETTE BALCONY
- CLOSE TO GUNWHARF
- OPEN PLAN LOUNGE
- CLOSE TO TRAIN STATION
- IDEAL FOR PROFESSIONALS

****TWO BEDROOM APARTMENT
WITH ALLOCATED PARKING****

New to the market is this spacious two bedroom apartment in the sought after Admiralty Quarter.

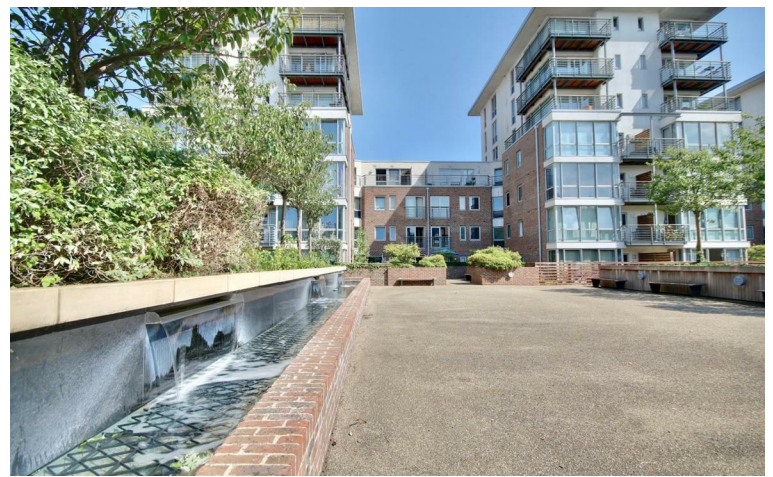
Located within the Admiralty Quarter development near the waterfront and Gunwharf Quays is this well presented property

offered with a fully fitted kitchen, two double sized bedrooms with master ensuite and a generous open plan lounge to kitchen.

Viewing is highly recommended for this extremely popular residence.

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





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PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER

11'1" x 21'1" (3.38m x 6.40m/0.30m)

BEDROOM ONE

10'3" max x 14'8" (3.12m max x 4.47m)

ENSUITE

4'4" x 7'4" (1.32m x 2.24m)

BEDROOM TWO

13'8" x 8'9" (4.17m x 2.67m)

BATHROOM

7'3" x 6'6" (2.21m x 1.98m)

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.

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 D

Portsmouth City Council: £1279.12
Police & Crime Commissioner: £165.46
Combined Fire Authority: £63.84
Total: £1508.42

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:

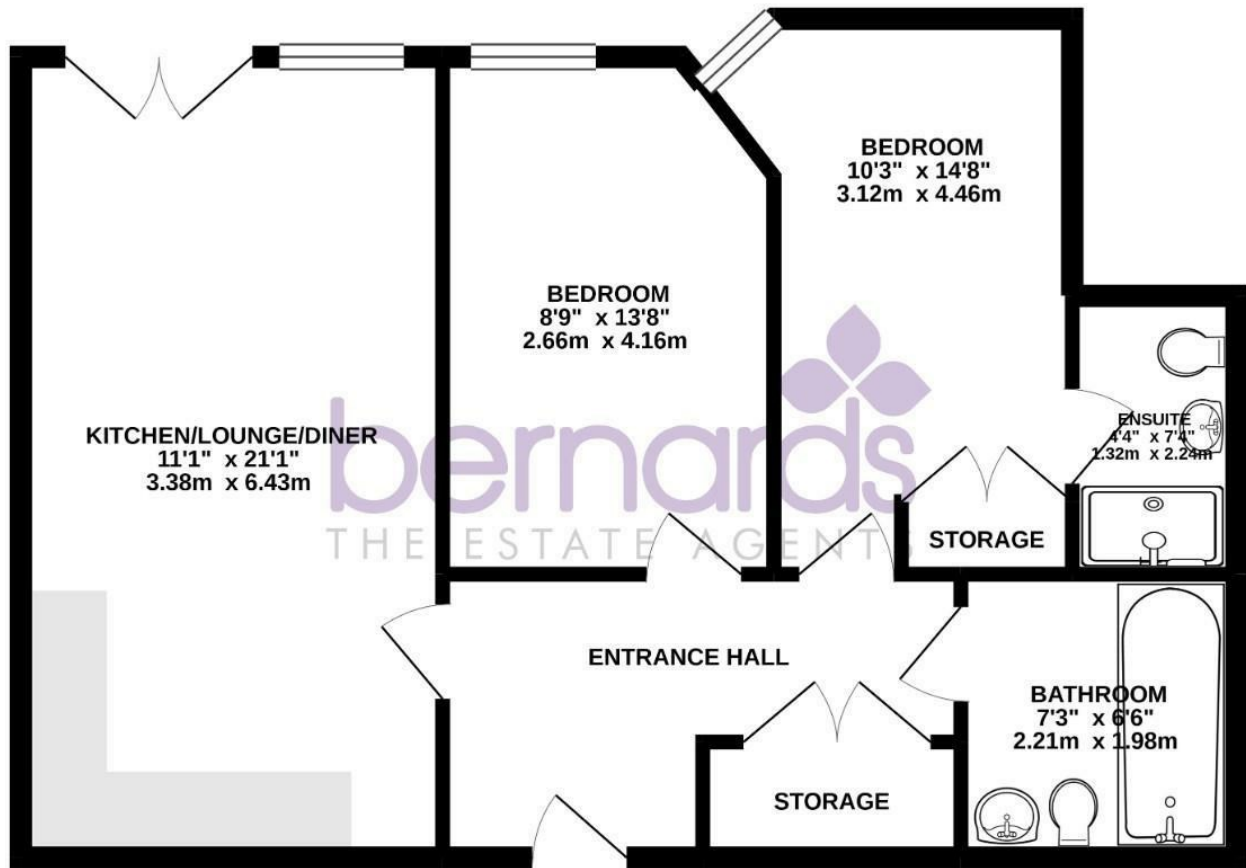
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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.



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		EU Directive 2002/91/EC	

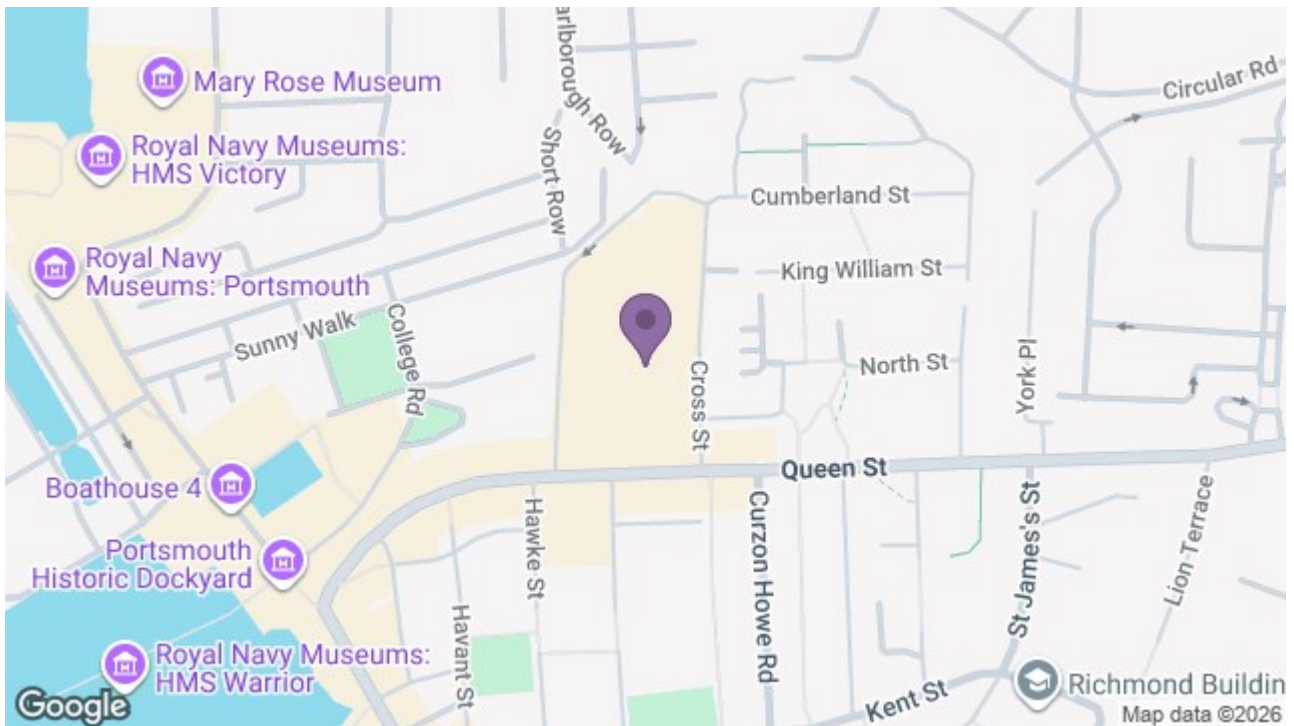


2ND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA : 656 sq.ft. (61.0 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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