

£1,200 Per Month

Queen Street, Portsmouth PO1 3HT

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CENTRAL LOCATION
- ❖ 2 DOUBLE BEDROOMS
- ❖ FURNISHED
- ❖ NEUTRAL DECOR
- ❖ OPEN PLAN KITCHEN/LOUNGE
- ❖ AVAILABLE JUNE
- ❖ SHORT WALK TO GUNWHARF, BUS STATION & TRAIN STATION
- ❖ TWO BATHROOMS

FURNISHED APARTMENT

We are delighted to offer this immaculate 2 bedroom apartment situated in the heart of Portsmouth, very close to local shops and amenities, with great access routes in and out of the city.

The property has two very good sized bedrooms, en-suite to

master bedroom and good sized family bathroom. Open plan lounge/diner which includes a Juliette balcony and access to the large kitchen.

We strongly recommend booking an internal viewing!

Please be aware the photos displayed are of a similar property.

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.

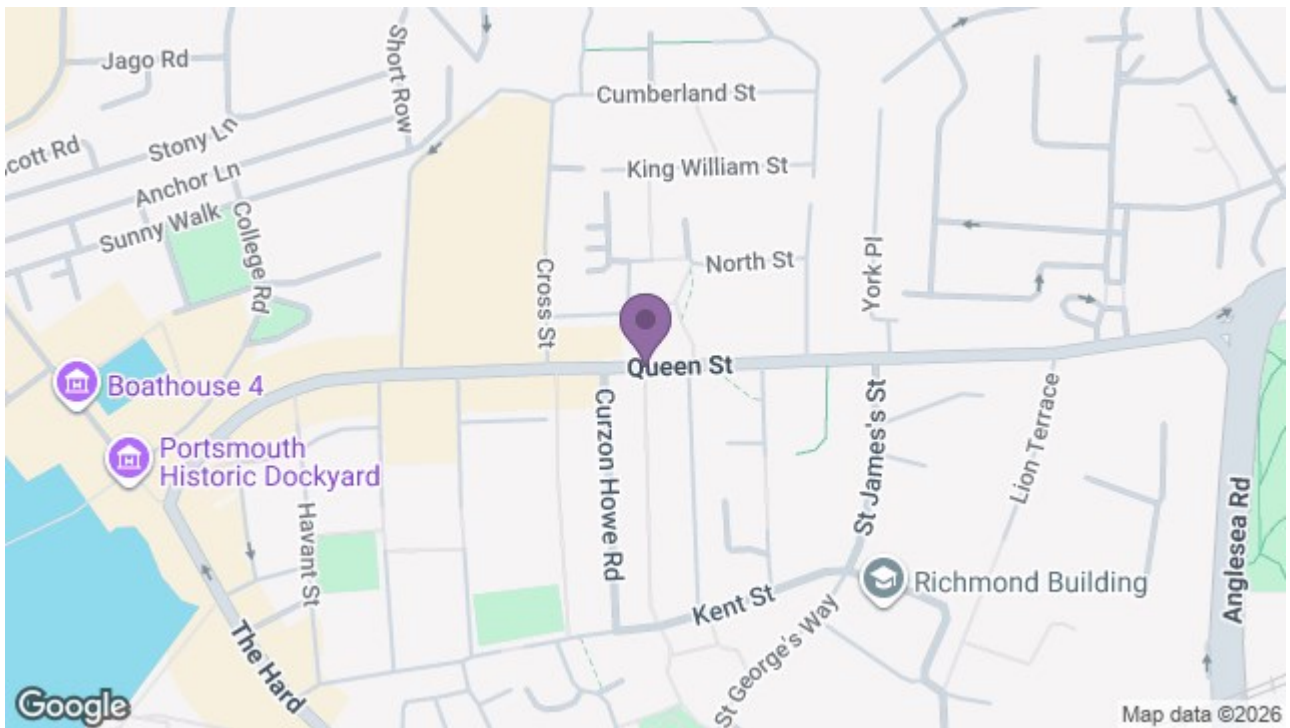
Right to Rent

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	82	82
(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	





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