

£1,400 Per Calendar Month

Queen Street, Portsmouth PO1 3GA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ BOASTING SPECTACULAR VIEWS
- ❖ BALCONY
- ❖ ADMIRALTY TOWER
- ❖ 24 HOUR CONCIERGE
- ❖ FURNISHED WITH WHITE GOODS
- ❖ MINUTES FROM GUNWHARF QUAYS & TRAIN STATION
- ❖ AVAILABLE FROM LATE MARCH
- ❖ MODERN BATHROOM
- OPEN PLAN LIVING

PANORAMIC CITY VIEWS

This one bedroom apartment is available to rent in the popular 'Admiralty Tower' located just a few minutes walk from Gunwharf Quays, train station, bus station and offers easy access out of City!

Boasting spectacular views over the Solent and City, this apartment is one that must be viewed to fully appreciate what is on offer! Comprising of an open plan kitchen

lounge with balcony adjacent, a double bedroom with built in wardrobes and modern bathroom, this is ideal for single person or a couple! The apartment offers storage as well as an additional cupboard housing a washer dryer.

Residents also benefit from use of the communal gardens!

Offered furnished, with white goods, this apartment is ready to move into from late March.

Contact us to arrange your viewing.

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





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PROPERTY INFORMATION

COUNCIL TAX BAND D

Portsmouth City Council

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.

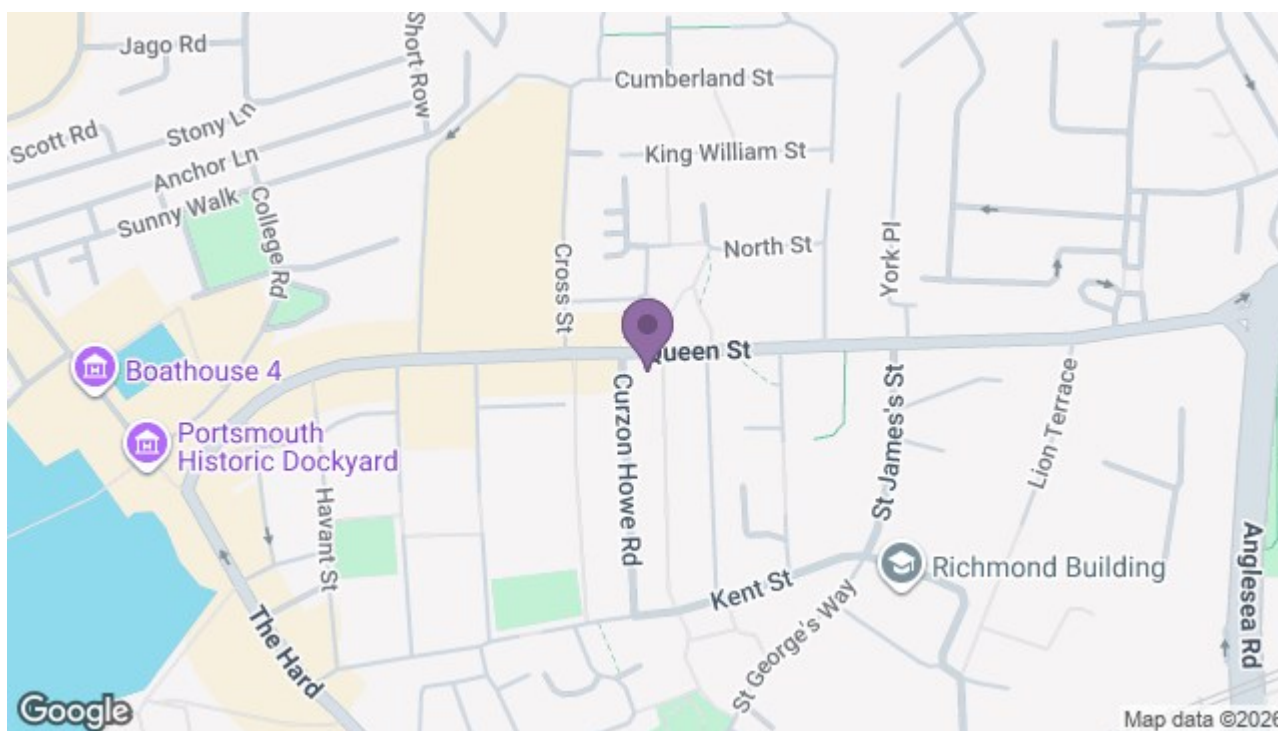
Right to Rent

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		
(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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