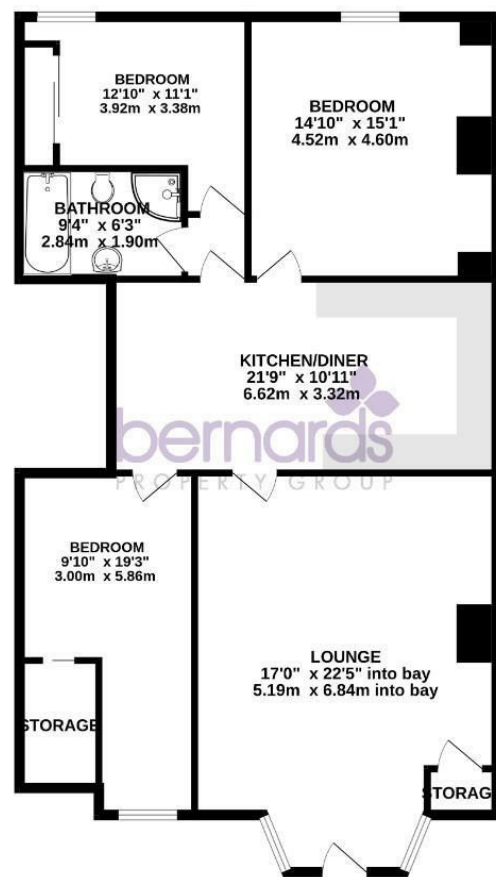
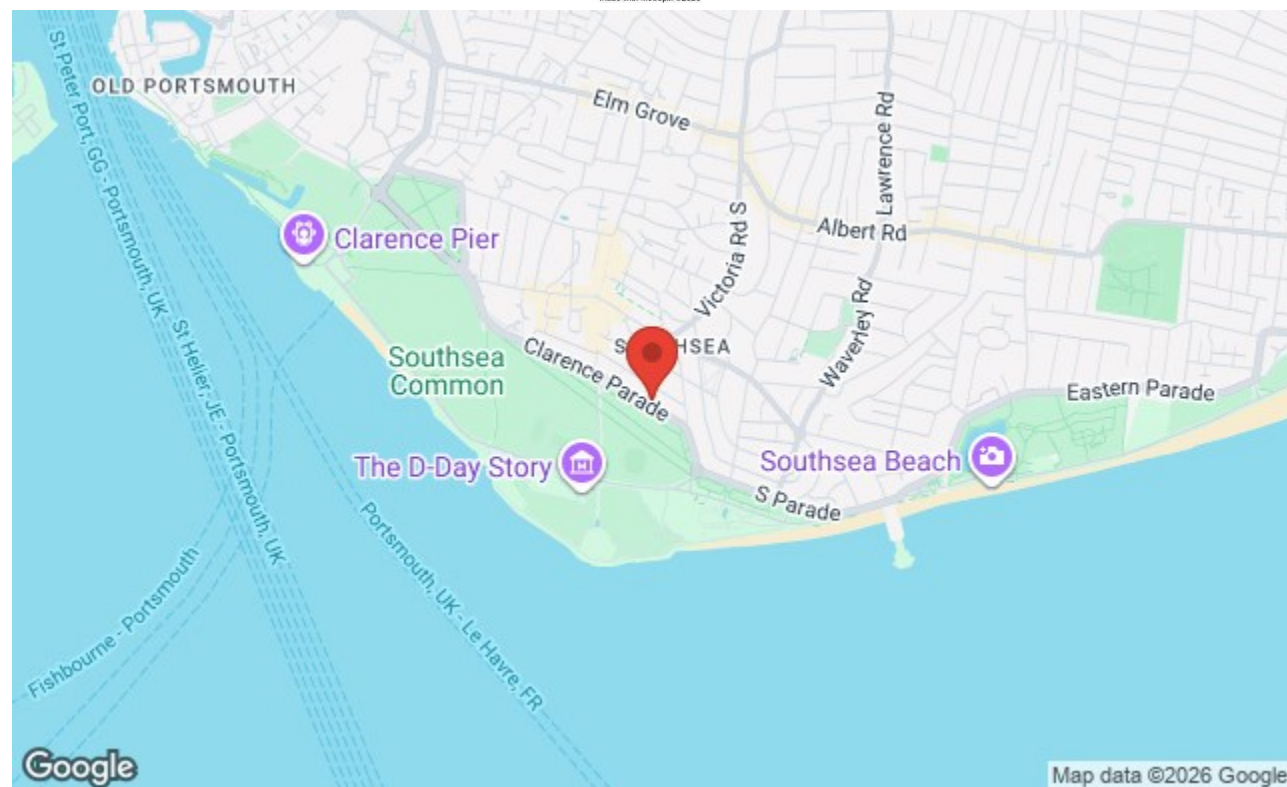


LOWER GROUND FLOOR  
1151 sq.ft. (106.9 sq.m.) approx.



TOTAL FLOOR AREA: 1151 sq.ft. (106.9 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**

£1,950 Per Month

44 Clarence Parade, Southsea PO5 2ES

**bernards**  
THE ESTATE AGENTS



3 2 2

## HIGHLIGHTS

- SPACIOUS THREE BEDROOM APARTMENT
- PRIVATE ENTRANCE
- LOWER GROUND FLOOR WITH PRIVATE GARDEN
- AVAILABLE FROM SEPTEMBER
- FULLY FURNISHED & WHITE GOODS INCLUDED
- THREE PIECE BATHROOM SUITE
- EN SUITE TO MASTER (COMING SOON)
- SOUTH FACING GARDEN
- IDEAL PROPERTY FOR PROFESSIONALS
- CENTRAL SOUTHSEA SEAFRONT LOCATION

New to the rental market, this impressive apartment presents a fantastic opportunity to live in the highly sought-after Balmoral Court on Clarence Parade, Southsea. Offering over 1,150 sq ft of well-proportioned living space, the property boasts a bright and airy feel throughout, despite being situated on the lower ground floor.

The apartment benefits from its own private entrance, leading to a charming private south facing garden with low-maintenance artificial lawn—an ideal spot for relaxing and enjoying the sunshine. Inside, you are welcomed by a spacious living room, thoughtfully furnished to create a comfortable and inviting atmosphere.

The generous kitchen provides an excellent space for both everyday living and entertaining, featuring ample storage, white goods, and a dedicated dining area perfect for

hosting family and friends.

Accommodation comprises three bedrooms, all doubles. A well-appointed three-piece bathroom serves the property, and the landlord will be installing a brand-new en-suite shower room to the principal bedroom prior to the start of the tenancy.

Residents parking permits are available to purchase through Portsmouth City Council.

Available from September, this superb home must be viewed to fully appreciate the space, location, and lifestyle on offer.

Call today to arrange a viewing

02392 864 974

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# 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

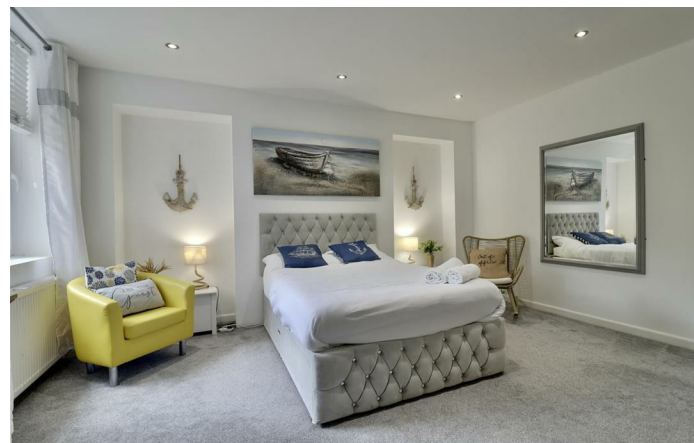
late payment of rent (up to 3% above Bank of England's annual percentage rate);

- 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.

**COUNCIL TAX BAND C**  
Portsmouth City Council

## 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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