£725 Per Calendar Month

Oliver Road, Southsea PO4 9BY



HIGHLIGHTS

- IDEAL FOR PROFESSIONALS
- CLOSE TO LOCAL AMENITIES
- MODERN ROOMS ALL EN SUITE
- ALL BILLS INCLUDED
- EN SUITE ROOMS
- AVAILABLE OCTOBER
- REFURBISHED IN RECENT YEARS
- HIGH QUALITY FINISH & FURNISINGS
- MODERN OPEN PLAN KITCHEN DINER
- GARDEN WITH BIKE STORAGE

ALL BILLS INCLUDED

We are elated to welcome to the rental market this brand new home comprising of eight en-suite bedrooms, featuring a high quality, modern lounge and kitchen area, ideally suited for professionals looking for a lovely home to return home from work and relax in!

The whole property has recently undergone complete refurbishment and offers modern and high quality living for professional Tenants. The kitchen and lounge are open plan, offering a bright and airy communal space with fridge freezers and cooking facilities, and patio doors leading to the garden and bike storage. You will find a seperate utility area equipped with washing machines and dryers. There are a range of rooms to choose from, all double in size and offering an en suite shower room with full furnishings. All rooms are equipped with smart TV's.

For ease, ALL BILLS and WIFI is included within the monthly rent payment, making this accommodation ready to move in. Available now, do not miss out on the opportunity to rent one of these high quality rooms.

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

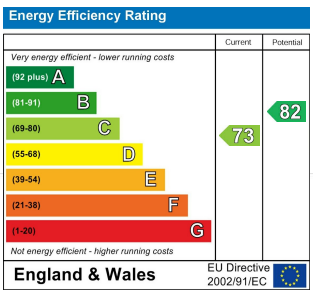
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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



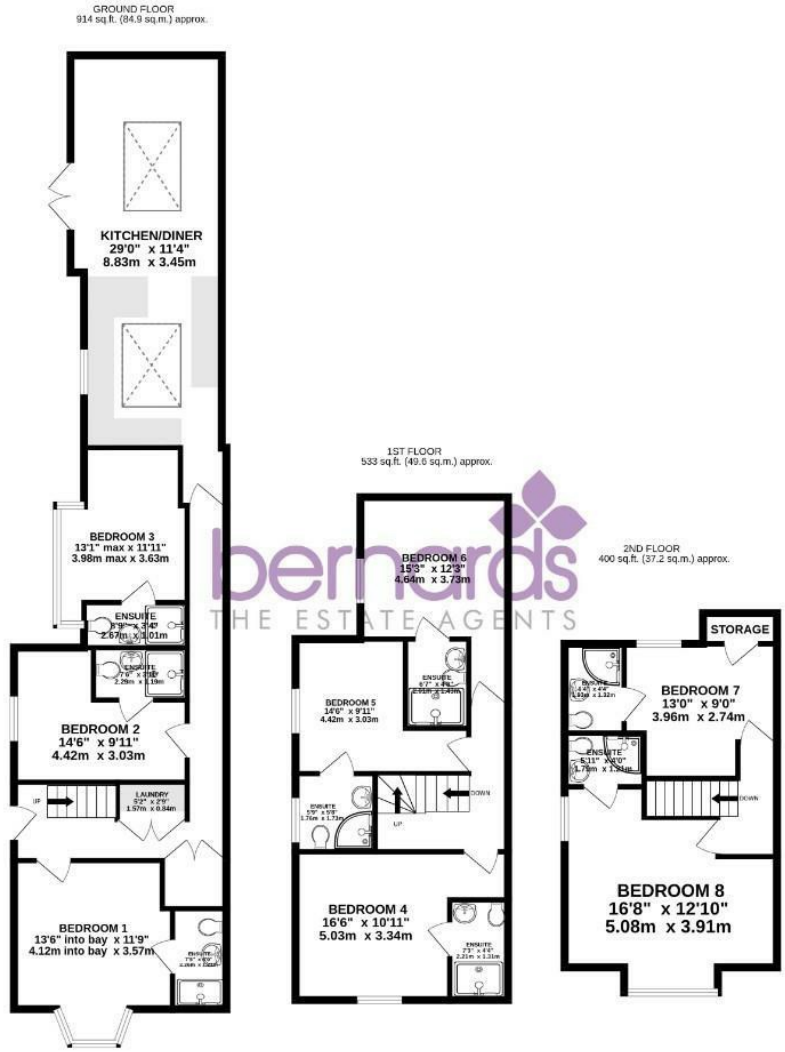








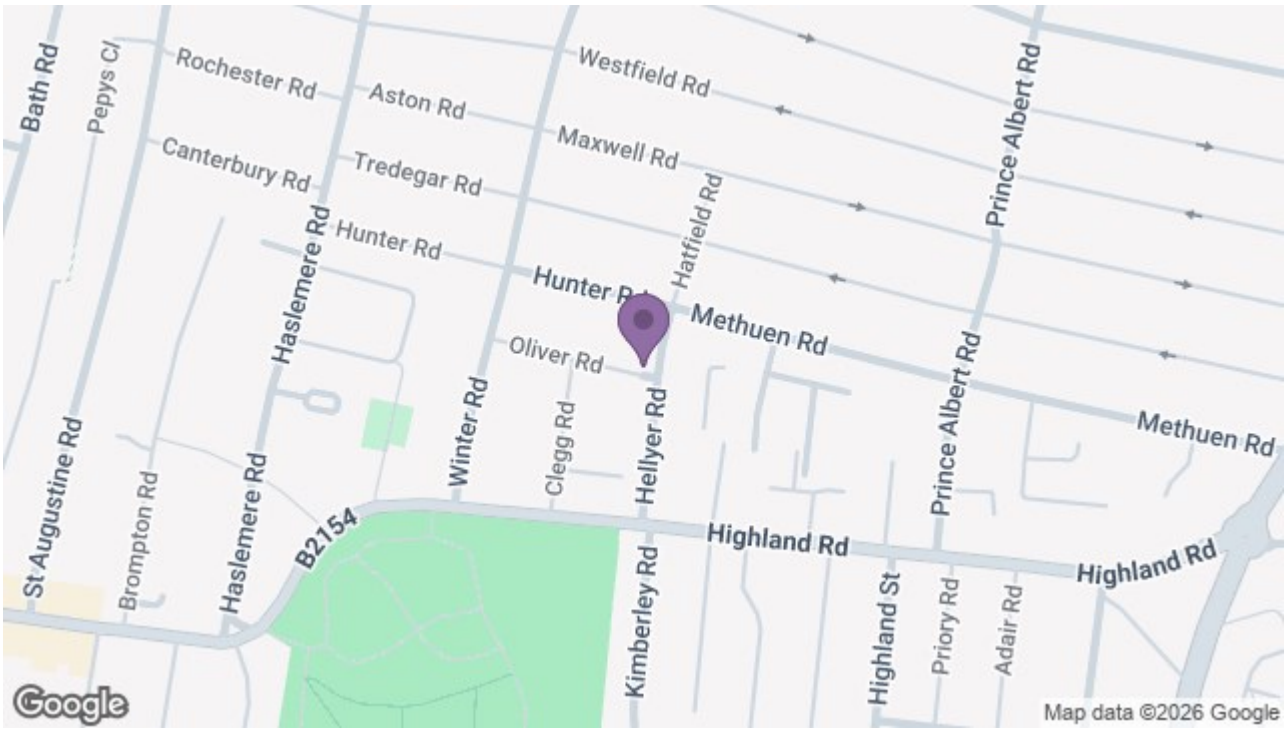
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THE ESTATE AGENTS

TOTAL FLOOR AREA : 1848 sq.ft. (171.7 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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