

£1,750 Per Calendar Month

Lombard Street, Portsmouth PO1
2HU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM, GROUND FLOOR APARTMENT
- ❖ BRAND NEWLY REFURBISHED THROUGHOUT
- ❖ WHITE GOODS INCLUDED
- ❖ GARAGE & ALLOCATED PARKING
- ❖ BATHROOM WITH BATH & SEPARATE SHOWER
- ❖ DOUBLE BEDROOMS WITH FITTED WARDROBES
- ❖ WELL MAINTAINED BUILDING
- ❖ DESIRABLE OLD PORTSMOUTH LOCATION
- ❖ INTEGRATED WHITE GOODS
- ❖ AVAILABLE IMMEDIATELY

Nestled in the heart of Old Portsmouth on the charming Lombard Street, this delightful ground floor two-bedroom apartment offers a perfect blend of modern living and comfort. Spanning an impressive 764 square feet, the property has been meticulously refurbished throughout, ensuring a fresh and inviting atmosphere.

As you enter, to the left you are greeted by a spacious reception room, adorned with new flooring and elegant panelling that adds a touch of sophistication. The newly redecorated space is perfect for both relaxation and entertaining. The heart of the home is undoubtedly the brand new kitchen, which boasts fitted appliances, making it a joy for any culinary enthusiast.

The apartment features two generously sized double bedrooms, each equipped with built-in storage,

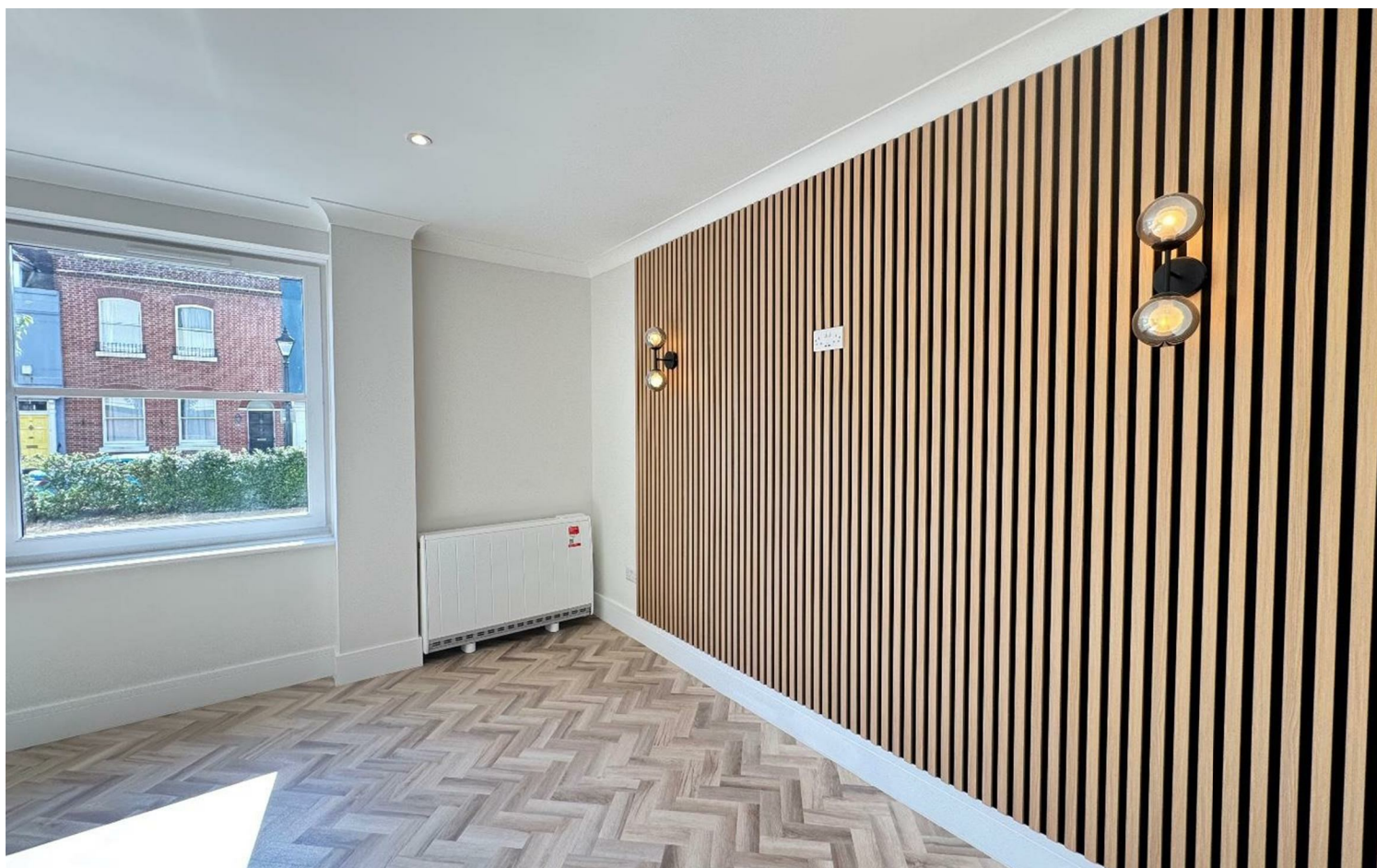
providing ample space for your belongings while maintaining a tidy appearance. The newly installed bathroom is a true highlight, offering both a bath and a separate shower, catering to all your bathing preferences.

In addition to its stunning interior, this property also comes with the added benefits of allocated parking and a garage, a rare find in such a desirable location. If you are a single professional or couple, this apartment presents an excellent opportunity to enjoy contemporary living in a vibrant area.

With its prime location, modern amenities, and thoughtful design, this property is sure to attract interest. Do not miss the chance to make this beautifully refurbished apartment your new home.

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





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PROPERTY INFORMATION

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.

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:

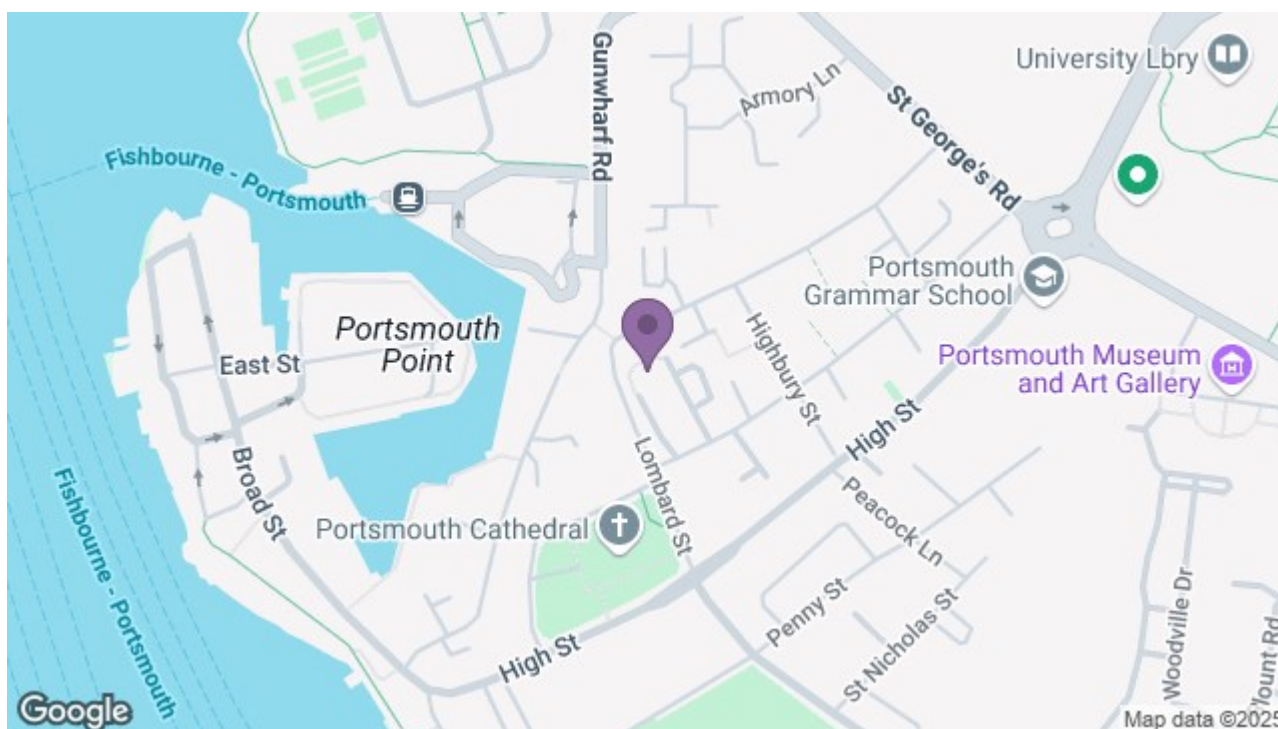
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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 D

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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