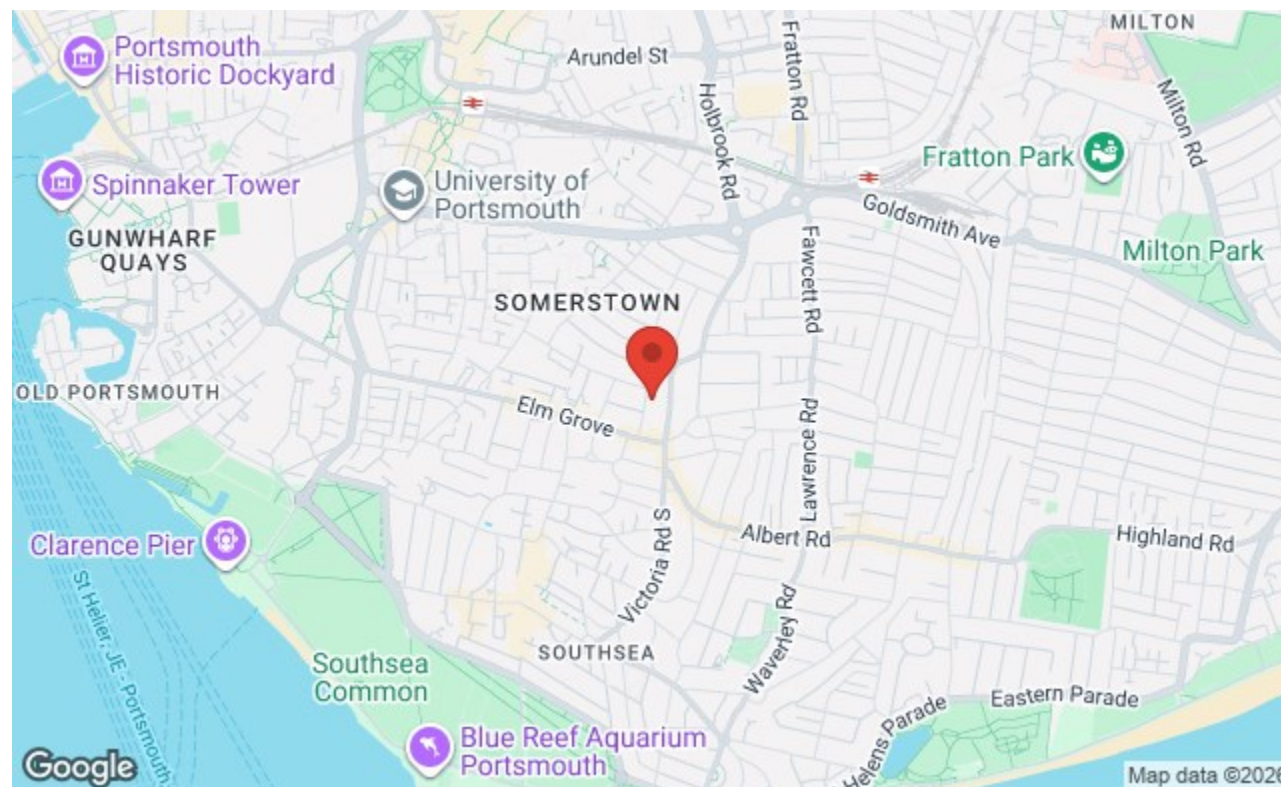


St. Andrews Road, Southsea, PO5

Approximate Area = 636 sq ft / 59 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1400731



£1,150 Per Calendar Month

14 St. Andrews Road, Southsea PO5 1ET

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SPLIT LEVEL APARTMENT
- ❖ PRIVATE ENTRANCE
- ❖ MODERN INTERIOR
- ❖ DIRECT ACCESS TO COMMUNAL GARDEN
- ❖ ONE ALLOCATED PARKING SPACE
- ❖ OFFERED UNFURNISHED WITH WHITE GOODS INCLUDED
- ❖ AVAILABLE TO MOVE IN NOW
- ❖ FLEXIBLE LAYOUT
- ❖ CENTRAL SOUTHSEA - CLOSE TO LOCAL AMENITIES, BARS & RESTAURANTS
- IDEAL FOR PROFESSIONAL TENANTS

Welcome to this modern ground floor flat located at Doris Edith Court, St. Andrews Road in the vibrant area of Southsea. This purpose-built apartment offers a delightful living experience with its own private entrance, ensuring both convenience and privacy.

The flat features a well-proportioned reception room, perfect for relaxing or entertaining guests. The bedroom is comfortably sized, providing a peaceful retreat at the end of the day. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is the shared garden, an ideal space for enjoying the outdoors or

unwinding with a good book. Additionally, the flat is split over two levels, adding a unique charm and character to the living space.

An allocated parking space is included making it easier for residents and guests alike. The location is particularly advantageous, as it is just a short walk to local amenities, including the bustling Albert Road, known for its array of shops, cafes, and entertainment options.

This flat is perfect for individuals or couples seeking a modern and convenient lifestyle in Southsea. With its appealing features and prime location, it presents an excellent opportunity for those looking to make a new home. Don't miss the chance to view this lovely property.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



PROPERTY INFORMATION

COUNCIL TAX BAND: A

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

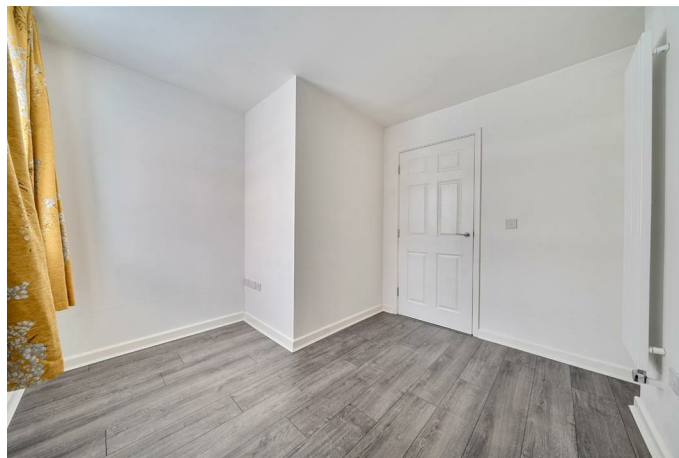
- billing authority);
- Interest payments for the late payment of rent (up to 3 % above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other 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.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



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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