

£1,100 PCM

Festing Road, PO4 0NQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ WELL PRESENTED
- ❖ SPACIOUS THROUGHOUT
- ❖ OPEN PLANNED LIVING AREA
- ❖ REFURBISHED IN 2018
- ❖ MODERN THROUGHOUT
- ❖ BASEMENT FLAT
- ❖ STONES THROW TO SOUTHSEA SEAFRONT
- ❖ FURNISHED
- AVAILABLE NOW

We are delighted to welcome to the market this excellent opportunity to rent this beautifully presented two bedroom apartment offered fully furnished situated just a stones throw from Canoe Lake and Southsea Seafront.

Internally the property is offered to a modern standard with two good sized double bedrooms, both fully furnished. The lounge offers a lovely spacious room, with bay

entrance allowing the light to just flow into the room, fully furnished with table and chairs and modern corner sofa. The kitchen is modern and of a top quality Wren finish, including an integrated fridge freezer and integrated washing machine. The bathroom is beautifully presented also.

Must be viewed to truly appreciate what is on offer. Available now, contact Bernards to arrange a viewing.

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## Tenant Fees 2019

Tenancies entered prior to 01st June 2019 fees still payable:

Renewal £100 plus VAT

Releasing a Reference to new Agent or Landlord £25 plus VAT

Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019

Company Let £500 plus VAT

Change of agreement requested by tenant £50.00 including VAT

Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.

Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.

## 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.

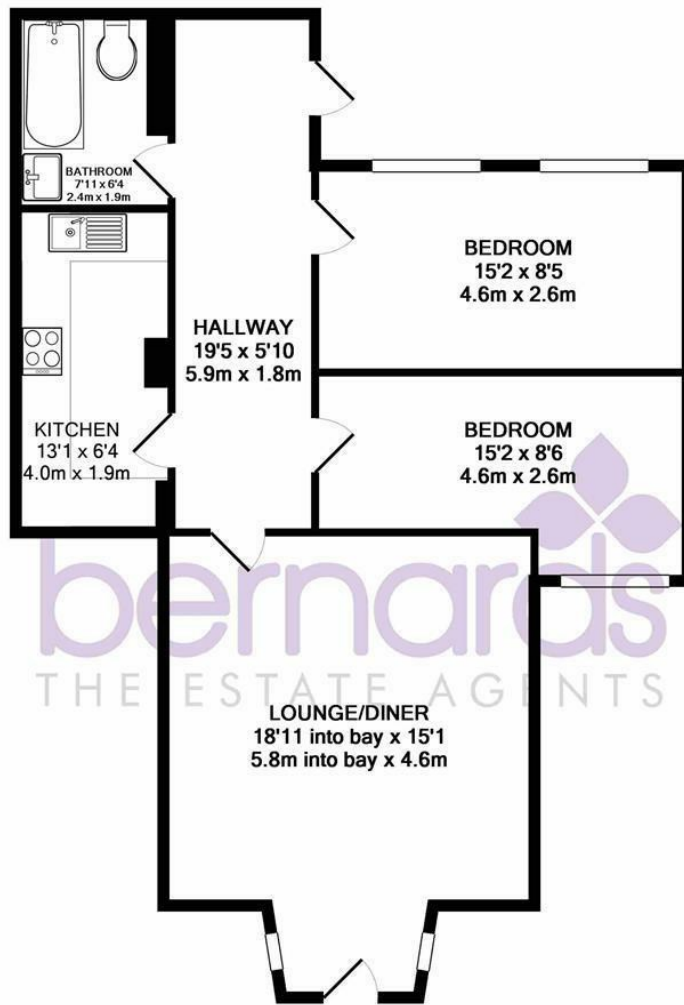
## Council Tax Band: A

Portsmouth City Council



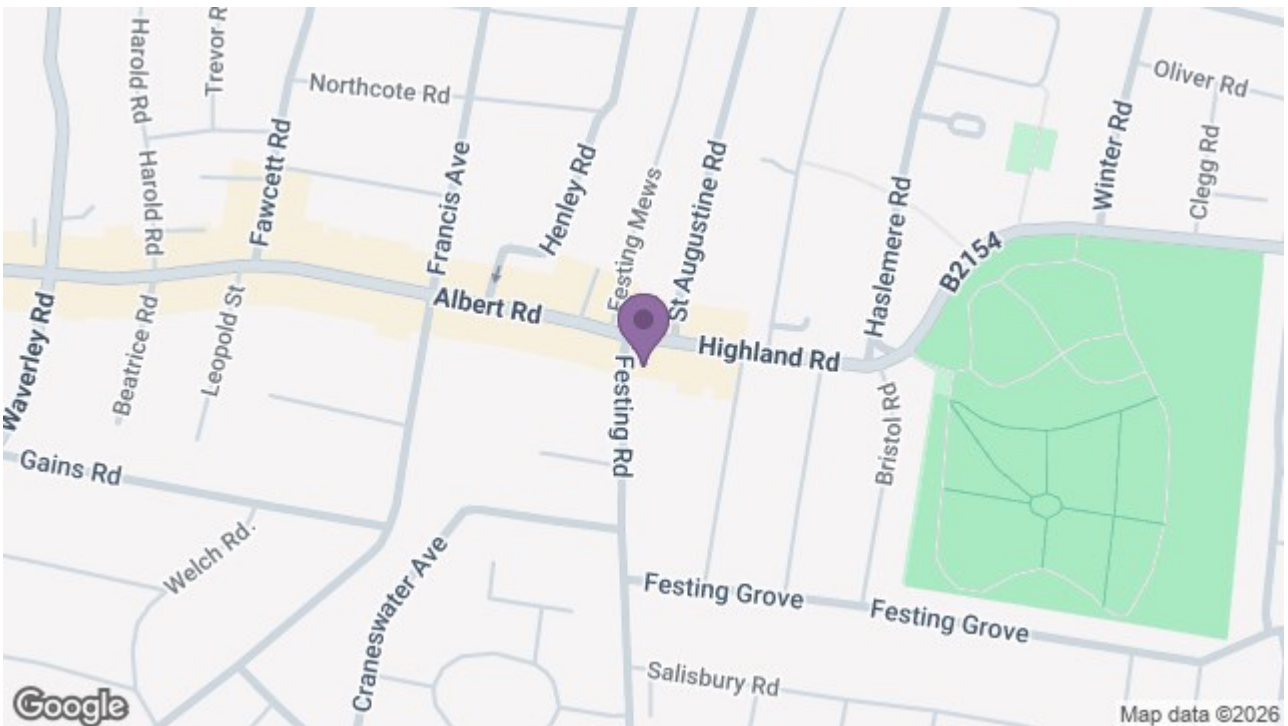
| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         | 74        |
| (55-68) D                                   |  | 59                      |           |
| (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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Whilst every attempt has been made to ensure the accuracy of the floor plan 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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