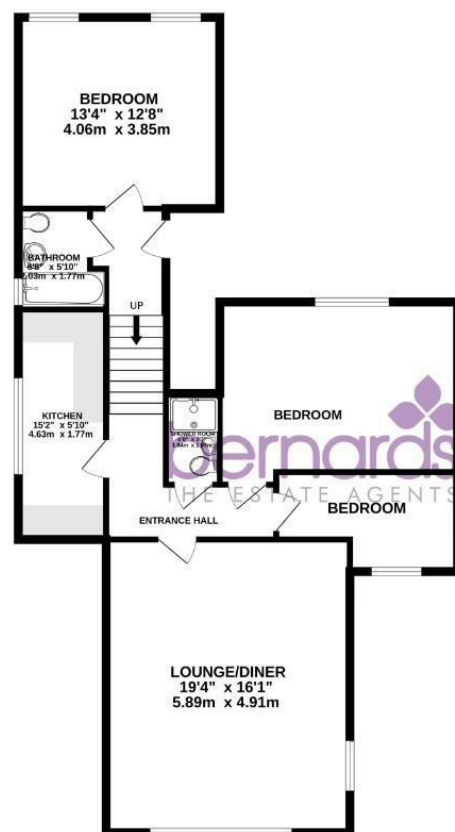
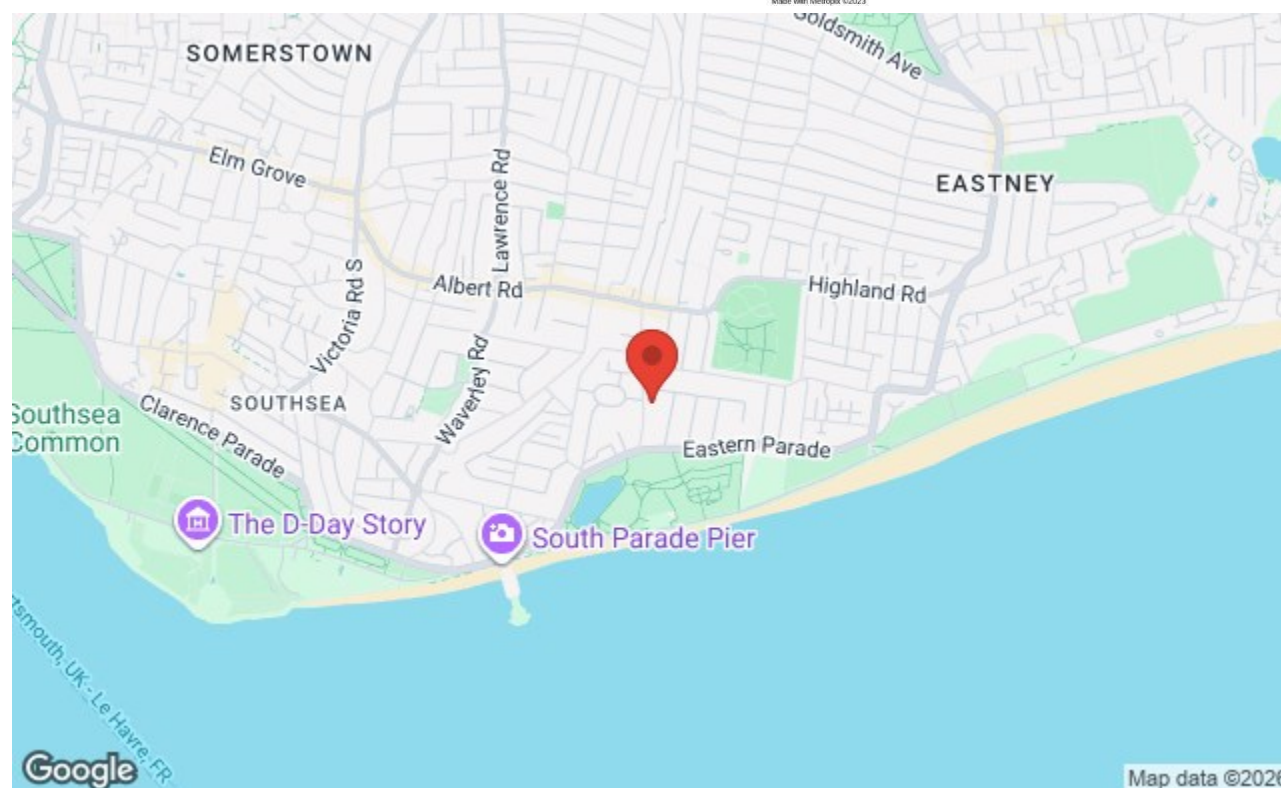


APARTMENT FLOOR
990 sq.ft. (92.0 sq.m.) approx.



TOTAL FLOOR AREA: 990 sq ft. (92.0 sq.m.) approx.
While 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 apparatus shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with: Mapbox (2023)



£1,200 Per Calendar Month

Festing Road, Southsea PO4 0NQ

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ TWO BATHROOMS
- ❖ SPACIOUS LOUNGE
- ❖ FULLY FURNISHED
- ❖ SEPERATE STUDY
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ SHORT WALK FROM CANOE LAKE
- ❖ SHORT DISTANCE FROM ALBERT ROAD
- ❖ AVAILABLE NOW
- ❖ CALL US TO ARRANGE A VIEWING!

****TOP FLOOR APARTMENT IN CENTRAL SOUTHSEA****

New to the market is this spacious apartment, located in a sought after, Southsea location, situated a short distance from Canoe Lake and Southsea Seafront!

The apartment benefits from a spacious lounge, equipped with full furnishings including a 3 seater sofa, 2 seater sofa, table and chairs and coffee table. There are two double bedrooms, and then a third room which would

make the ideal study / dressing room. You also have the added feature of two bathrooms!

Available straight away, call us now to view this deceptively spacious apartment!

Call today to arrange a viewing
02392 864 974
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:

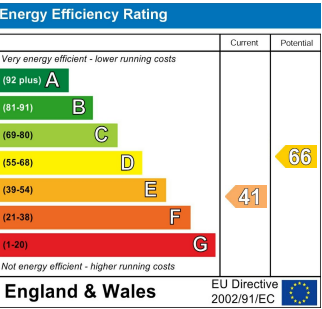
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
-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

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.

COUNCIL TAX BAND A



Call today to arrange a viewing
02392 864 974
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