

£1,550 Per Month

Palmerston Road, Southsea PO5  
3QG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DEBENHAMS REDEVELOPMENT
- ❖ EXCLUSIVE OPPORTUNITY TO RENT WITHIN BRAND NEW DEVELOPMENT
- ❖ OFFERED UNFURNISHED
- ❖ AVAILABLE IMMEDIATELY
- ❖ TWO DOUBLE BEDROOMS
- ❖ ONE MODERN CONTEMPORARY BATHROOMS
- ❖ INTEGRATED WHITE GOODS
- ❖ OVERLOOKING LANDSCAPE GARDENS
- ❖ CENTRAL SOUTHSEA LOCATION
- ❖ VIEW TODAY

Nestled in the heart of Southsea on Palmerston Road, this charming two-bedroom flat offers a delightful blend of modern living and convenience. Set within a beautifully converted building, this property boasts a spacious layout with a generous reception room that invites natural light, creating a warm and welcoming atmosphere.

The flat features a contemporary interior design, ensuring a stylish and comfortable living space. The two well-proportioned bedrooms provide ample room for relaxation, while the bathroom is fitted with modern fixtures, catering to all your needs.

One of the standout features of this property is its picturesque view overlooking the communal landscaped gardens, providing a serene escape from the hustle and bustle of city life. The gardens are perfect for enjoying a leisurely stroll or simply

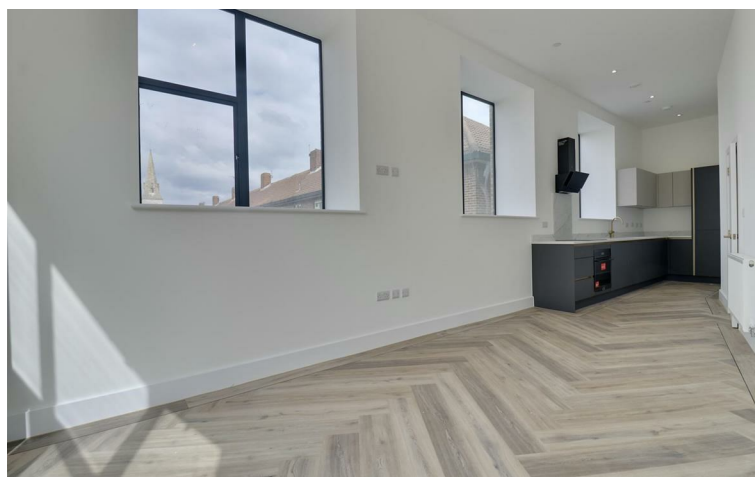
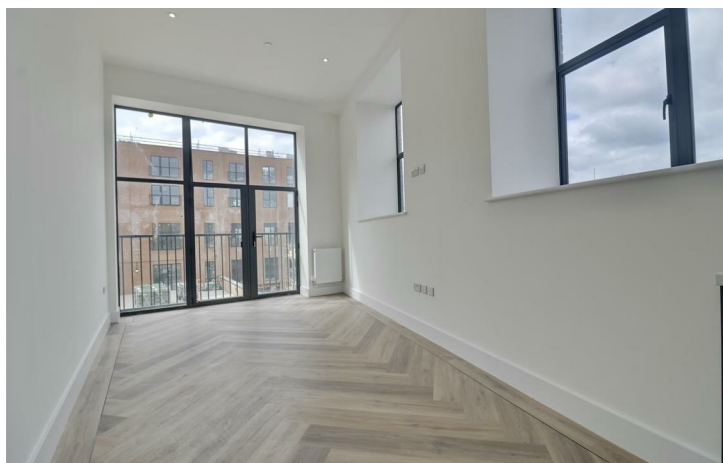
unwinding in a tranquil setting.

This flat is available now and is offered unfurnished, allowing you the freedom to personalise the space to your taste. Its central location in Southsea means you are just a stone's throw away from local amenities, shops, and the vibrant seafront, making it an ideal choice for those seeking a lively yet relaxed lifestyle.

With a total area of 8,019 square feet, this property presents an excellent opportunity for anyone looking to embrace modern living in a sought-after area. Don't miss the chance to make this lovely flat your new home.

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 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

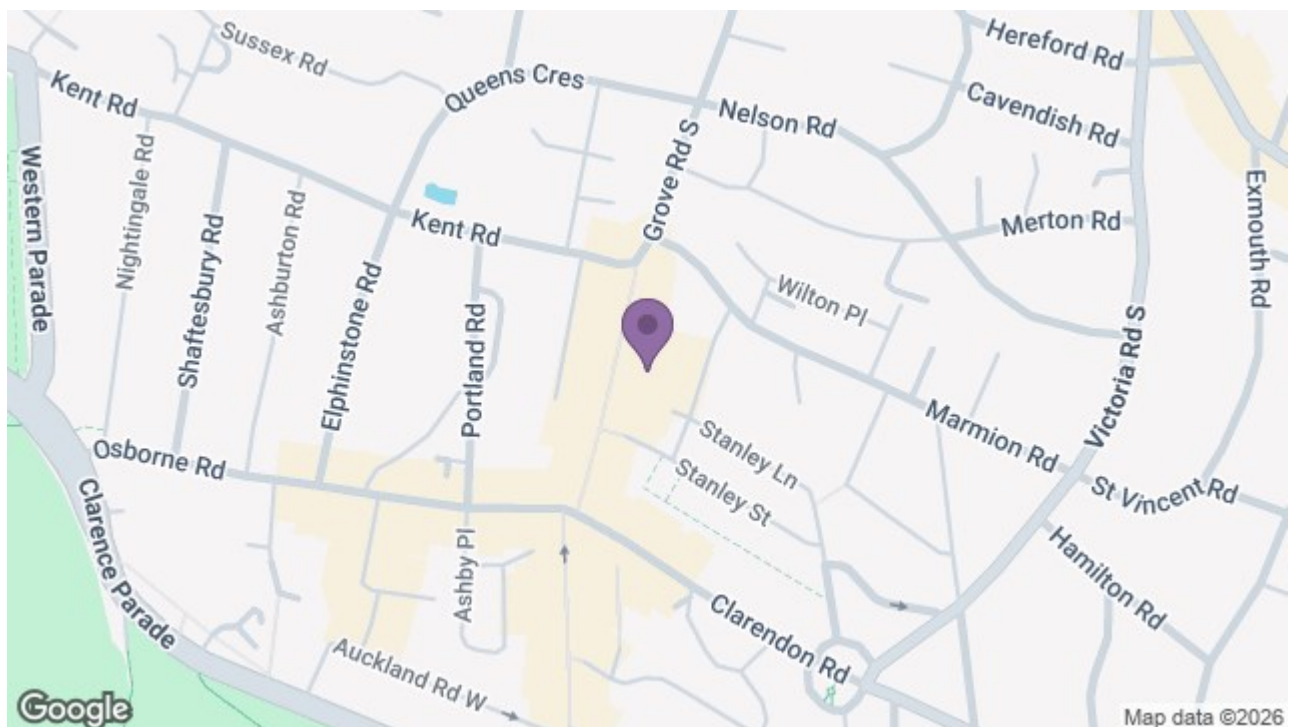
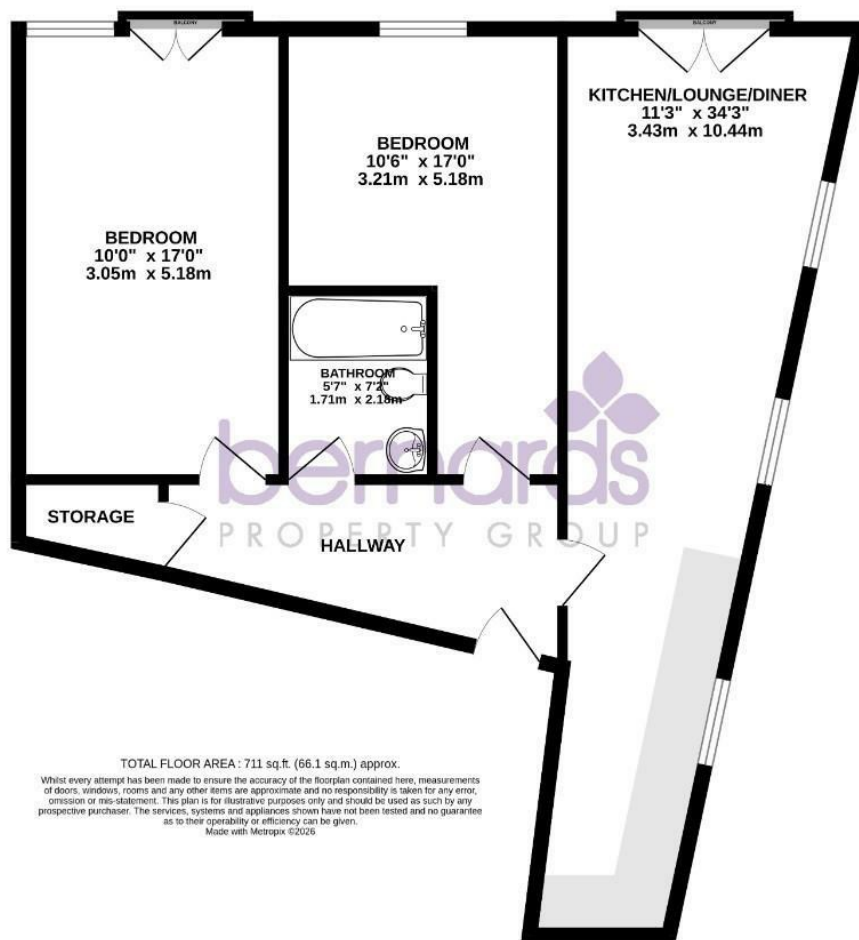
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



| 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                     |         |           |



APARTMENT FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974

