

£1,200 Per Month

Lawrence Road, Southsea PO5 1PF

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ AVAILABLE NOW
- ◆ SPLIT LEVEL APARTMENT
- ◆ TWO BEDROOMS
- ◆ ALLOCATED PARKING
- ◆ GRADE II LISTED BUILDING
- ◆ TWO BATHROOMS
- ◆ DUAL ASPECT
- ◆ CENTRAL SOUTHSEA
- ◆ UNFURNISHED

**** SPLIT LEVEL APARTMENT WITH PARKING ****

We are delighted to introduce this two bedroom top floor apartment, located in a stunning grade II listed building. Spread over two floors and complete with an allocated parking space, this flat would make a perfect home!

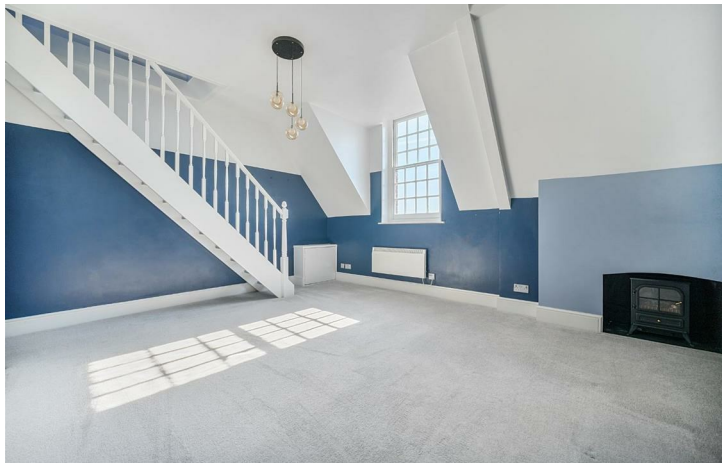
The entrance hall leads to a very generously sized living/dining

area, offering plenty of space and versatility. The kitchen is found at the South wall of the property, with three tall sash windows flooding the room with natural light. The first floor is completed with a bedroom and shower room, and upstairs holds the en-suite bedroom.

Situated just off Albert Road, the location of this block could not be more convenient for anyone looking to reside in the heart of Southsea.

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





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PROPERTY INFORMATION

LIVING/DINING ROOM
21'10" x 12'11" (6.66 x 3.96)

KITCHEN
11'2" x 6'7" (3.42 x 2.01)

BEDROOM
12'1" x 8'7" (3.70 x 2.62)

SHOWER ROOM
6'8" x 6'5" (2.05 x 1.98)

BEDROOM
12'4" x 10'2" (3.76 x 3.11)

EM-SUITE
10'0" x 6'7" (3.05 x 2.03)

Council Tax Band A
Portsmouth City Council: BAND A

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.

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.

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.



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 75 |
| (55-68) | D | | |
| (39-54) | E | 54 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

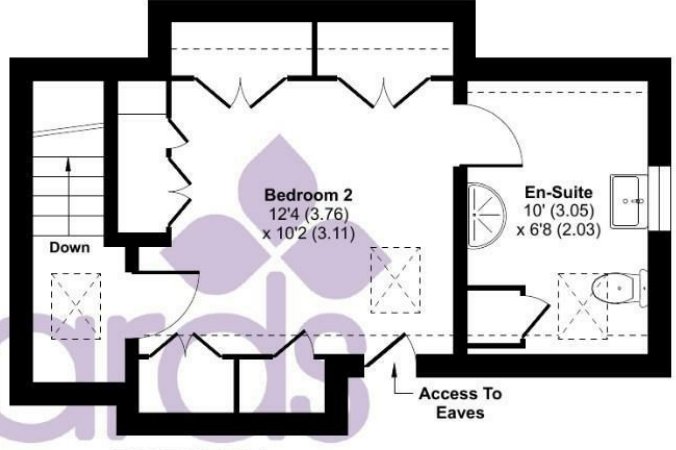
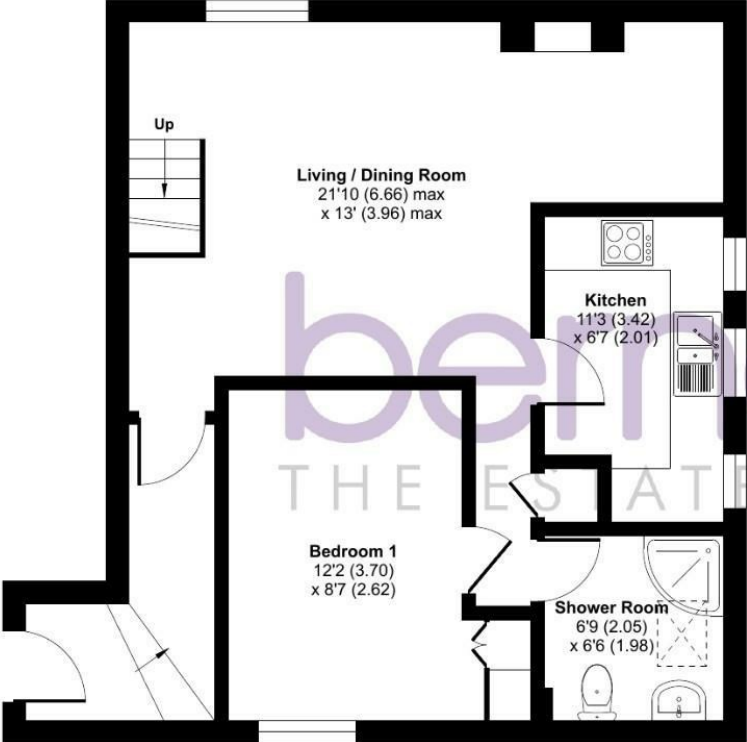


Lawrence Road, Southsea, PO5

Approximate Area = 845 sq ft / 78.5 sq m

For identification only - Not to scale

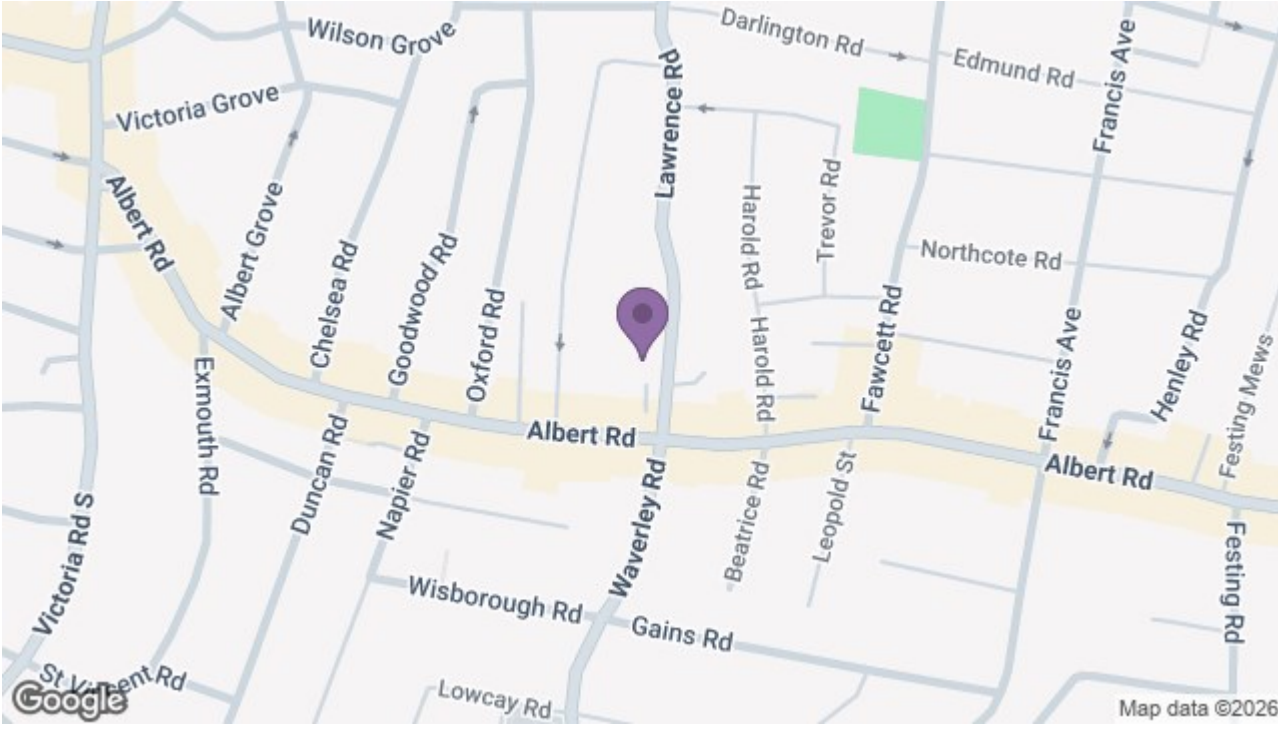
Denotes restricted head height



FIRST FLOOR

GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1311711



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