

£1,450 Per Calendar Month

Victoria Road North, Southsea PO5
1PP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- MODERN TWO BEDROOM APARTMENT
- FIRST FLOOR
- LOVELY FITTEN KITCHEN
- MODERN FITTED BATHROOM
- DOUBLE BEDROOMS
- AVAILABLE JULY
- IDEAL FOR PROFESSIONALS
- SOUTHSEA LOCATION
- CLOSE TO LOCAL TRANSPORT LINKS

We are delighted to welcome to the market this spacious flat in the sought after location of Central Southsea.

The property is perfectly situated within walking distance of Elm Grove shops as well as the bars and restaurants on Albert Road.

This large apartment is located on the first floor and is comprised of a large lounge, which is flooded with natural light. Moving through, the property benefits from a 16ft kitchen, which

has ample work surface space. The kitchen has recently been upgraded and offers a modern space equipped with white goods.

Completing the property are the two large double bedrooms and three-piece bathroom suite which has been recently fitted.

A swift viewing is recommended for this property and is perfectly suited to professionals.

Call today to arrange a viewing
02392 864 974
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.



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	50	58
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

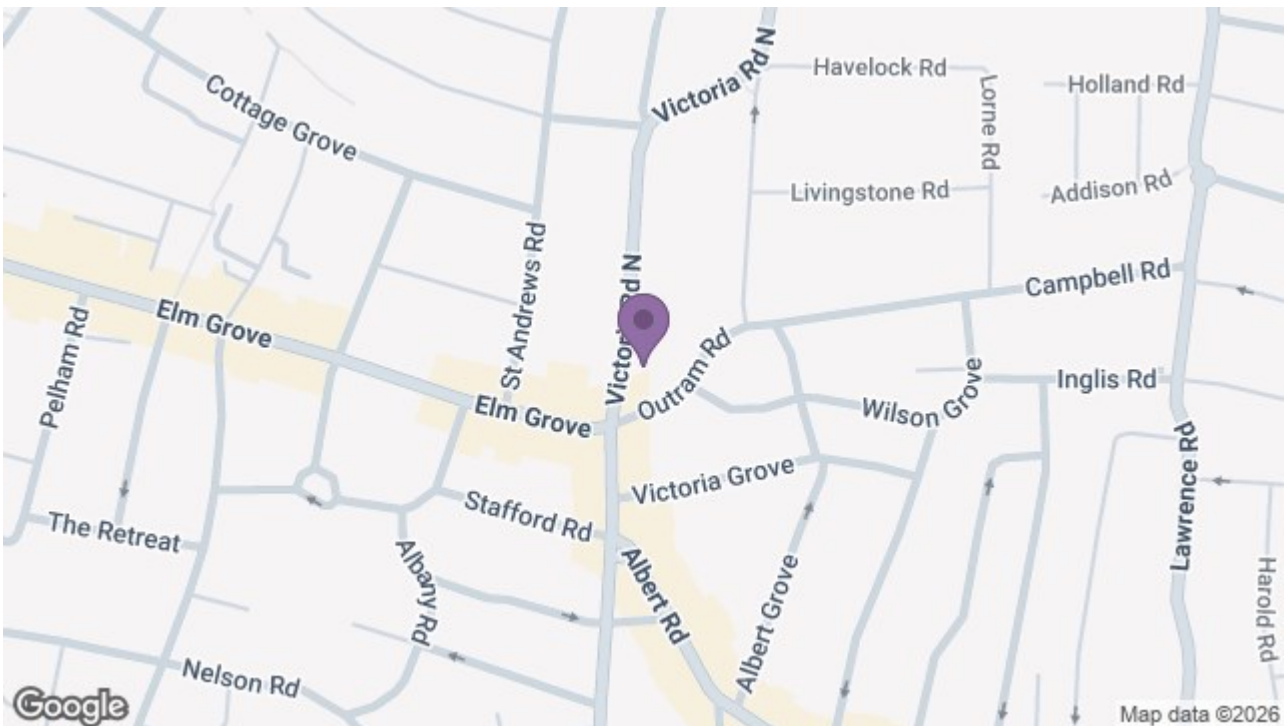


1ST FLOOR
759 sq.ft. (70.5 sq.m.) approx.



TOTAL FLOOR AREA : 759 sq.ft. (70.5 sq.m.) approx.

Whilst 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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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