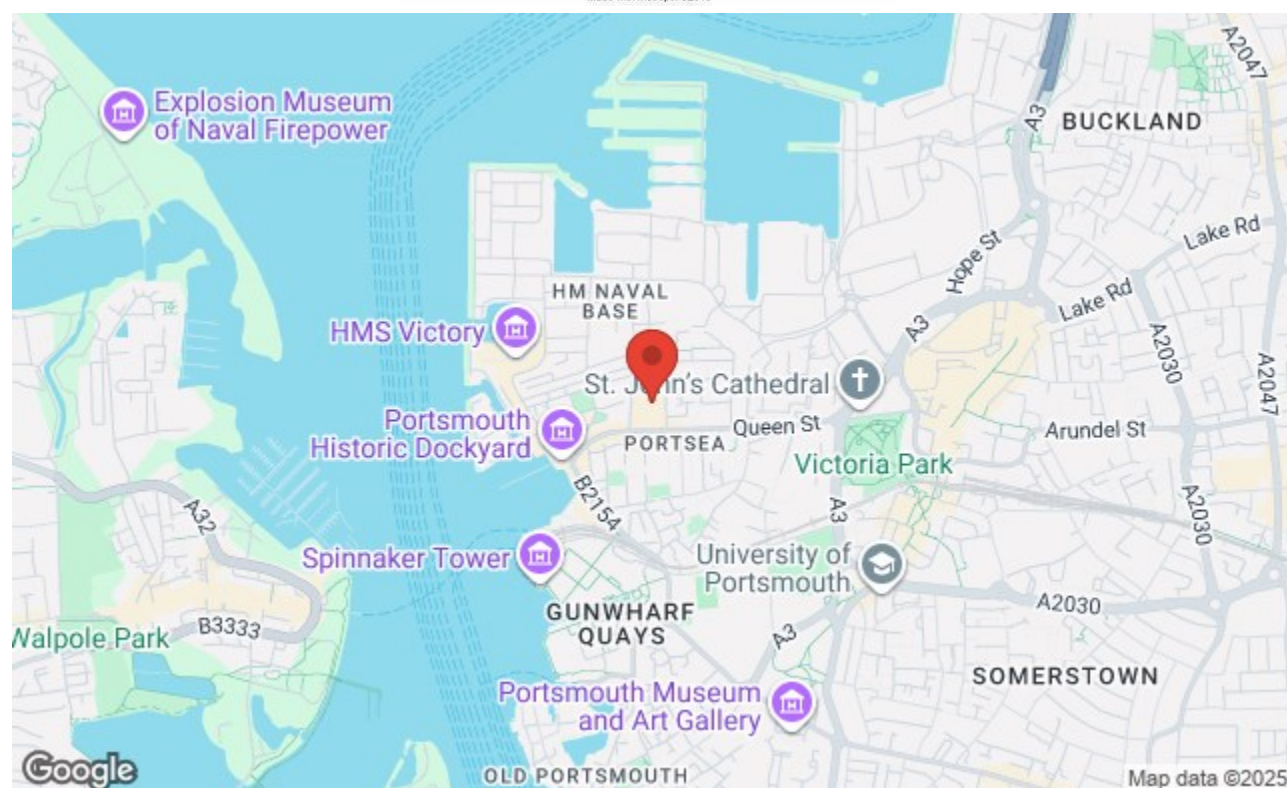




TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.6 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is 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.
Made with Metropix ©2018



£1,450 Per Calendar Month

Unicorn House, Cross Street, Portsmouth PO1 3GE

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ TWO BATHROOMS
- ❖ BALCONY
- ❖ USE OF COMMUNAL GARDENS
- ❖ WATER RATES INCLUDED
- ❖ BRIGHT & AIRY
- ❖ FURNISHED
- ❖ AVAILABLE SEPTEMBER
- ❖ CLOSE TO GUNWHARF
- ❖ A MUST VIEW

This beautifully positioned two double bedroom apartment is situated in the Admiralty Quarter, with some of the most fantastic views, anywhere in the city.

The property has two double bedrooms with the master boasting an ensuite, the lounge especially offers a versatile space where you can place good size furniture to make the property feel like home.

The kitchen is has a range of modern appliances and is open plan to the lounge/diner

Not only is the living accommodation

a good size, the sleeping accommodation offers two good size double bedrooms, both offering lovely views. Due to the the elevated position you can enjoy a bright and airy flat throughout.

Wake up in the morning and revitalise yourself in the modern shower cubicle in the ensuite, or relax and unwind the properties master bathroom

You really need to come and view this property to fully appreciate what it has to offer.

Call today to arrange a viewing
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.

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 D

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	81	82
EU Directive 2002/91/EC		



Call today to arrange a viewing
www.bernardsestates.co.uk