

£1,000 Per Month

London Road, Portsmouth PO2 0NB

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM APARTMENT
- ❖ SPACIOUS LIVING AREA
- ❖ OPEN PLAN KITCHEN
- ❖ BUILT IN STORAGE
- ❖ MODERN KITCHEN & BATHROOM
- ❖ LIFT ACCESS IN BLOCK
- ❖ CENTRAL LOCATION
- ❖ AVAILABLE SEPTEMBER
- ❖ CALL NOW 02329 728 090
- ❖ MODERN DECOR THROUGHOUT

Nestled on London Road, this modern two-bedroom apartment offers a delightful blend of comfort and contemporary living. As you step into the flat, you are greeted by an inviting open-plan living area that seamlessly combines the kitchen and lounge, creating a perfect space for relaxation and entertaining.

The apartment boasts two well-proportioned bedrooms. The modern kitchen is equipped with sleek fixtures and fittings, making it a joy to prepare meals. The bathroom, equally modern, features stylish design elements that enhance the

overall appeal of the home.

Convenience is key, with lift access available in the block, ensuring easy movement between floors. This property is ideal for those seeking a low-maintenance lifestyle in a bustling urban environment. With its prime location, you will find yourself within easy reach of local amenities, transport links, and the vibrant culture that Portsmouth has to offer.

Don't miss the opportunity to make this charming apartment your new home.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## Right to Rent Checks

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.

## 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.

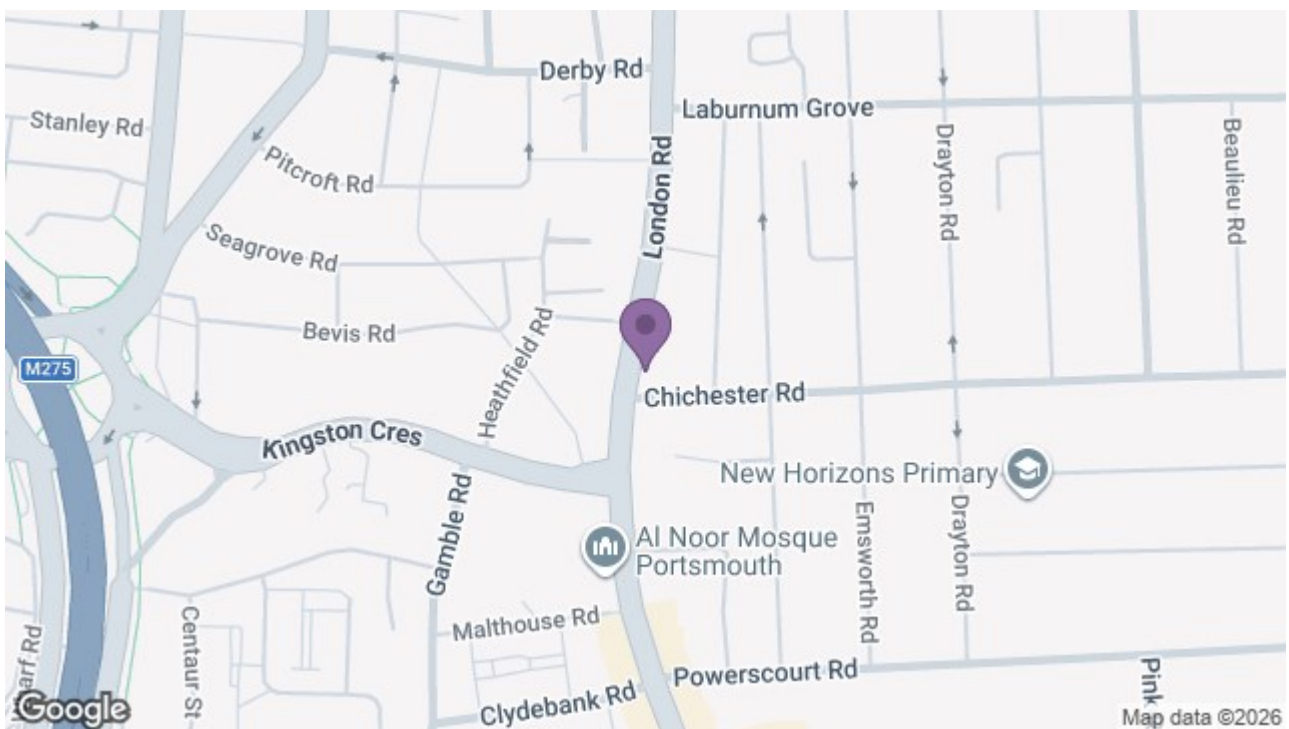


| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (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                     |         |           |





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  
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