



TOTAL APPROX. FLOOR AREA 584 SQ.FT. (54.3 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
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		81	82
(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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		75	76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TO LET

£1,000 PCM
Amber Court, Portsmouth



Bernard's Portsmouth are delighted to welcome to the market this modern two bedroom second floor flat in the sought after location of Fratton, Portsmouth offering excellent transport links and walking distance to the city centre, this property is one to be snapped up quickly.

Internally the property offers two good sized double bedrooms, modern bathroom and modern kitchen lounge. The block also has the added bonus of bike storage.

Contact Bernard's now on 02392 728 090. Available end of March.

- SPACIOUS FLAT
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CENTRALLY LOCATED
- SECOND FLOOR
- WALKING DISTANCE TO FRATTON TRAIN STATION
- AVAILABLE END OF MARCH
- REDECORATED THROUGHOUT

CALL TODAY TO ARRANGE A VIEWING 02392 728090

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PROPERTY DETAILS

KITCHEN/LOUNGE

Carpet and tiled flooring, UPVC double glazed window to front, 1x radiator, range of wall and base units, electric oven and hob with over head extractor, wooden roll-top surface.

BATHROOM

Tiled flooring, three piece bath suite, low level wash basin, panel enclosed bath with shower, mixer tap.

BEDROOM ONE

Carpet flooring, 1x radiator, 2x UPVC double glazed windows to front, built in wardrobes, smooth walls and coved ceiling.

BEDROOM TWO

Carpet flooring, 1x radiator, UPVC double glazed window, smooth walls and coved ceiling.

COUNCIL TAX BAND B

Portsmouth City Council- £911.19

Police and Crime Commissioner- £122.37

Combined Fire Authority- £47.74

Total- £1081.30

EPC RATING C

DISCLOSURE

In accordance with the estate agency act 1979, we need to make you aware that the seller of the property is related/is (to) a member of staff at Bernards Estate agents.

LETTING FEES

Reference Fee per Person - £150 per Person Tenancy agreement fee - £200 Guarantor Agreement Fee - £150 Renewal Fee - £100 Company Let - £500 Pet Addendum - £100 Checkout (includes inventory) - £70 Permitted occupant - £100 Changing the agreement - £100 All subject to VAT @ 20%



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