

£900 PCM

Ophir Road, Portsmouth PO2 9EL



## HIGHLIGHTS

- ❖ ONE BEDROOM FLAT
- ❖ FIRST FLOOR
- ❖ SPACIOUS LAYOUT
- ❖ LARGE KITCHEN
- ❖ BUILT IN STORAGE
- ❖ NEUTRAL DECOR
- ❖ DOUBLE BEDROOM
- ❖ BAY WINDOWS IN LIVING ROOM
- ❖ AVAILABLE JULY
- ❖ CALL NOW 0292 728 090

Welcome to this one-bedroom flat located on Ophir Road in the vibrant city of Portsmouth. This delightful conversion offers a spacious living environment, perfect for individuals or couples seeking a comfortable home.

As you enter, you will be greeted by a generous reception room that features elegant bay windows, allowing natural light to flood the space and create a warm and inviting atmosphere. The neutral decor throughout the flat provides a blank canvas, making it easy for you to add your personal touch.

The large kitchen is a standout feature, offering ample space for cooking and entertaining. The well-designed layout ensures that every inch of

this flat is utilised effectively, providing both comfort and functionality.

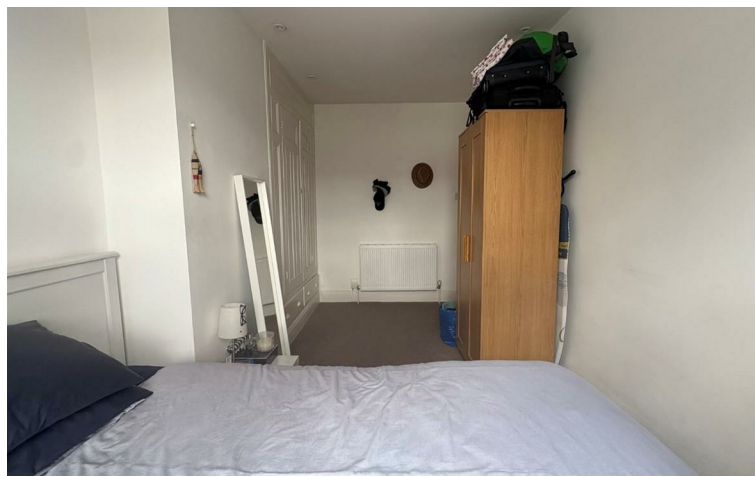
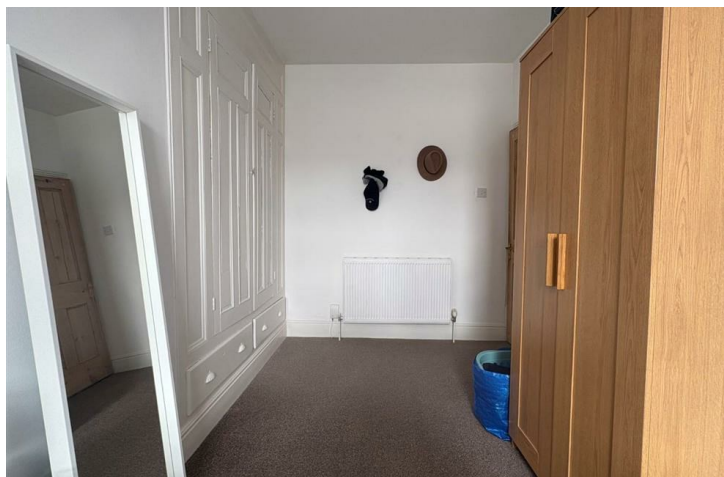
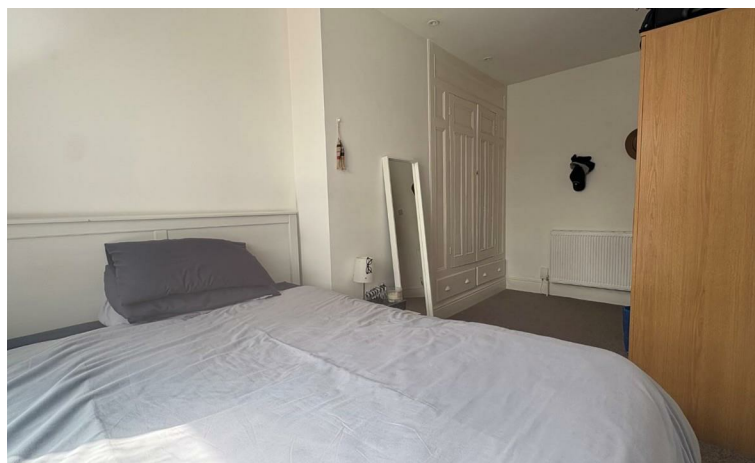
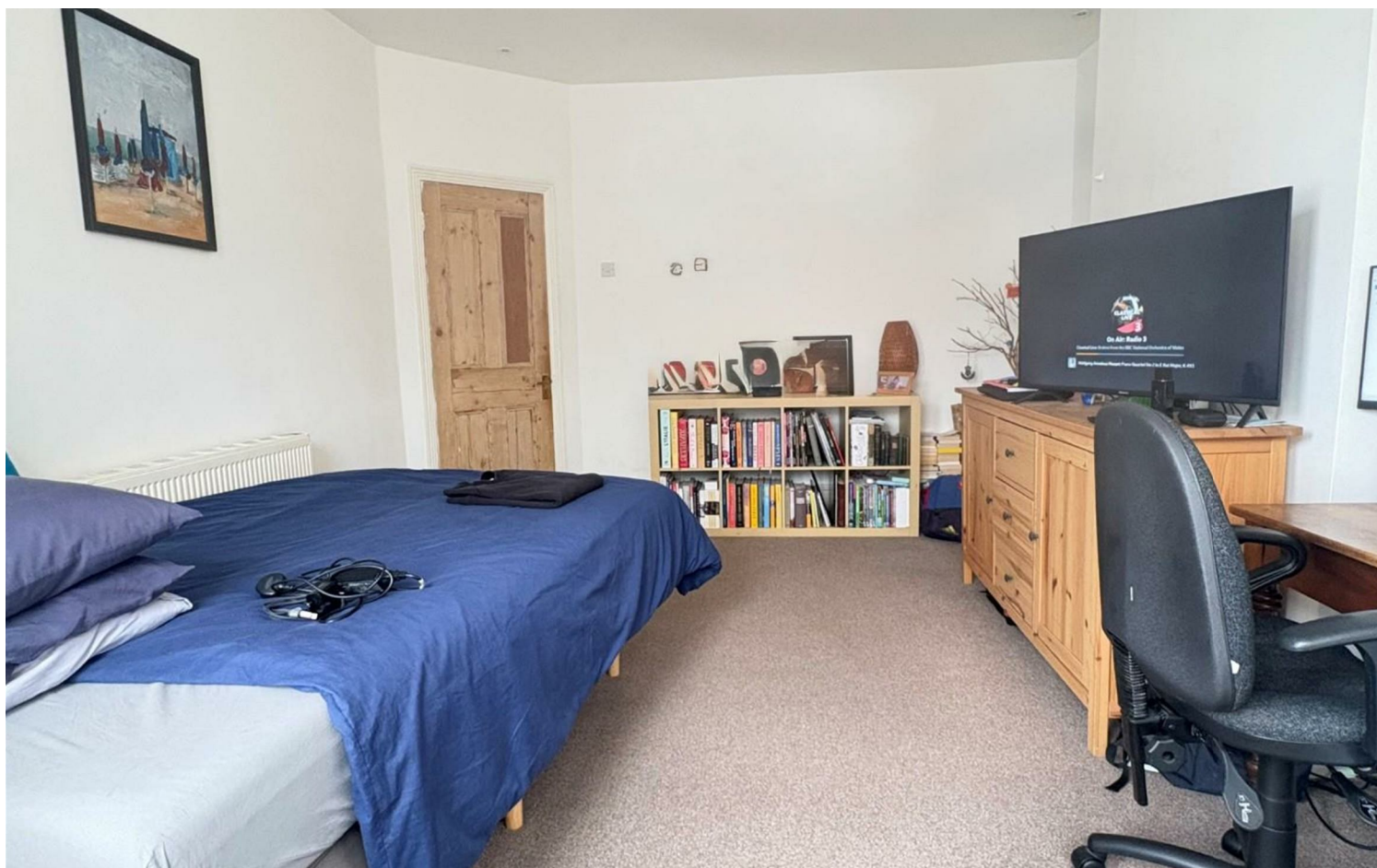
The bedroom is a peaceful retreat, ideal for relaxation after a long day. With built-in storage, you will find plenty of room to keep your belongings organised and tidy.

Situated in a desirable area of Portsmouth, this property is close to local amenities, transport links, and the vibrant culture that the city has to offer.

Call today on 02392 728 090.

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





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

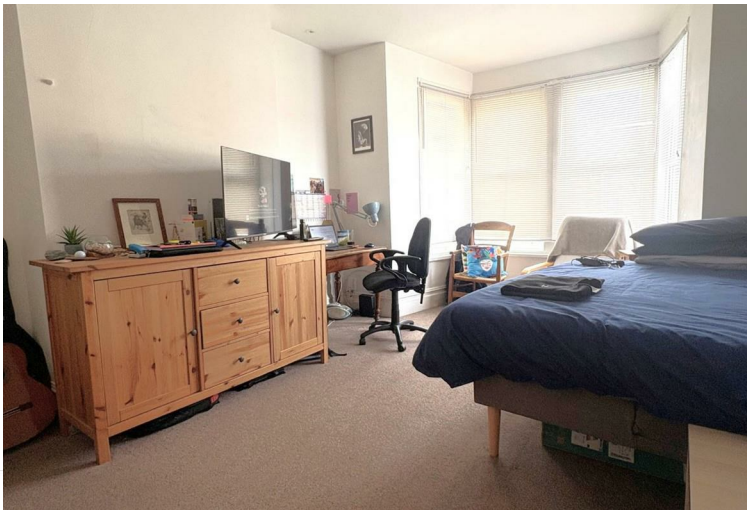
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

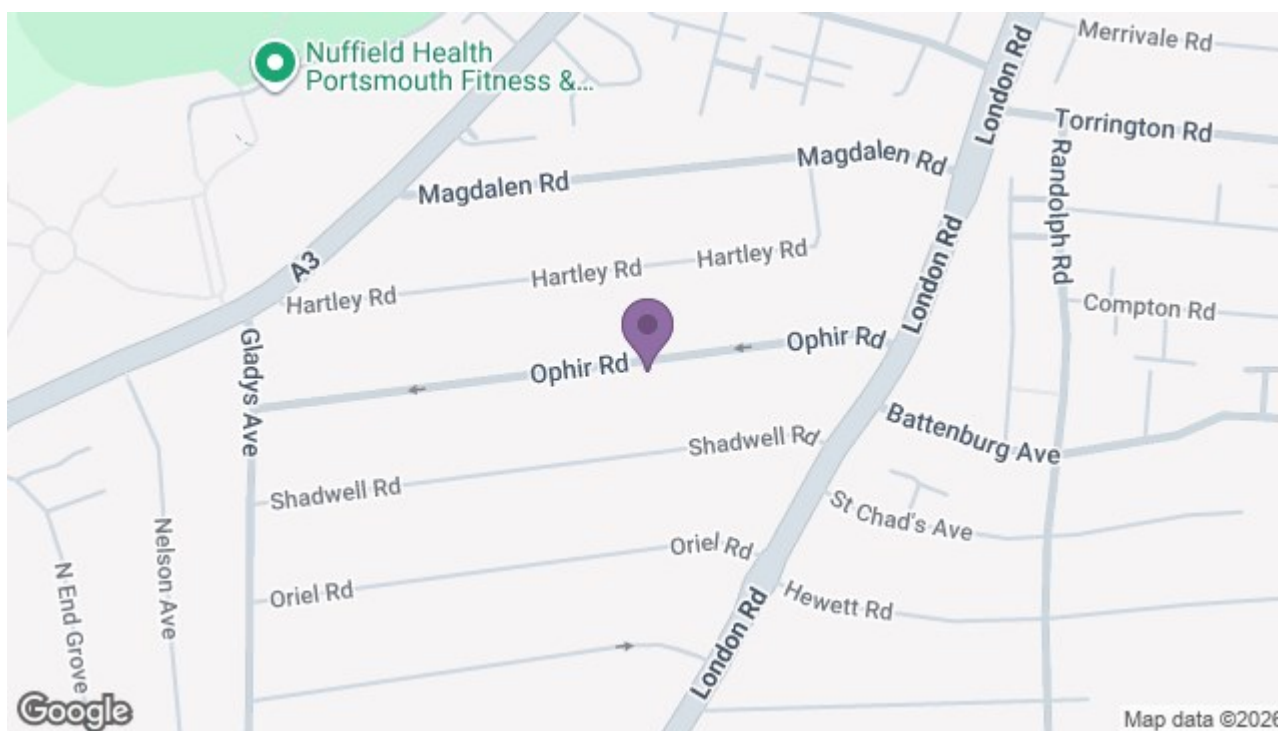
## Right to Rent Checks

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.



| 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 |           |





129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 728090

