

£900 PCM

Cornerstone House, Portsmouth PO2
0NB

bernard's
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ LARGE ONE BEDROOM APARTMENT
- ◆ DOUBLE BEDROOM
- ◆ AVAILABLE JUNE
- ◆ MODERN HIGH GLOSS KITCHEN
- ◆ CENTRAL LOCATION
- ◆ VIEW ACCROSS CITY
- ◆ A MUST VIEW
- ◆ MODERN BATHROOM
- ◆ UNFURNISHED
- LIFT IN BLOCK

This top-floor flat offers impressive views across the city and is finished to a high modern standard throughout. The property features a contemporary fitted kitchen, a spacious and bright living area, a stylish modern bathroom, and a well-proportioned double bedroom.

Ideally situated in the heart of

North End, Portsmouth, the flat provides convenient access to local shops, amenities, and transport links.

Please note: The photos shown are of the show flat and are not of the exact advertised unit, but the finish and style are identical.

Call today to arrange a viewing
02392 728090
www.bernardsea.co.uk





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PROPERTY INFORMATION

LOUNGE

19'10" x 18'0" (6.07m x 5.49m)
Laminate effect vinyl flooring, smooth walls and ceiling, radiator to wall, inset spotlights, incorporating kitchen.

BEDROOM

11'3" x 9'8" (3.43m x 2.97m)
Double bedroom. Carpeted flooring, smooth walls and ceiling, radiator to wall, double glazed windows, inset spotlights.

KITCHEN

Matching high gloss wall and base units, double glazed windows, space for fridge freezer and washing machine, sink with draining board, electric oven and hob, smooth walls, inset spotlights.

BATHROOM

Vinyl flooring, splashback wall tiling, three piece bathroom suite, low level w/c and hand wash basin, chrome heated towel rail, mains shower over bath.

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.

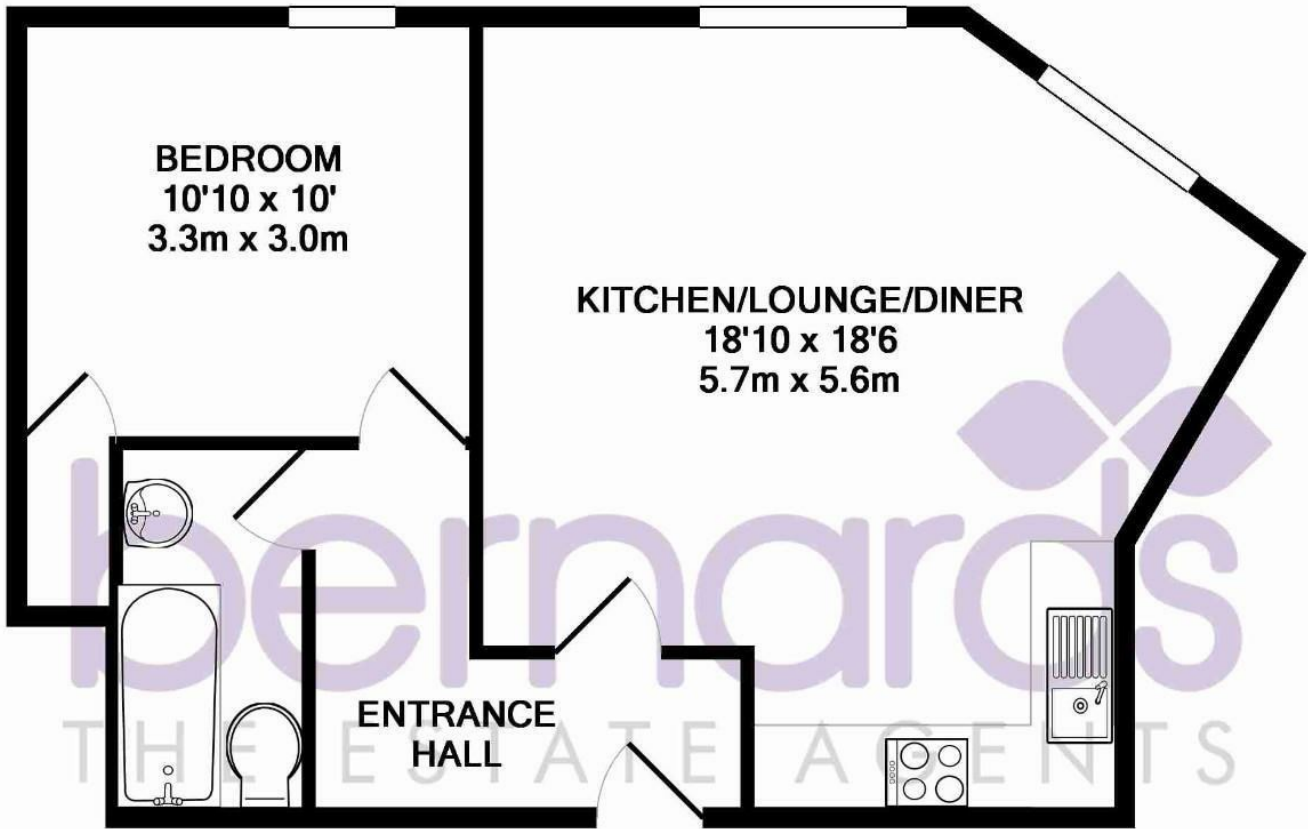
Removal Quotes

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.

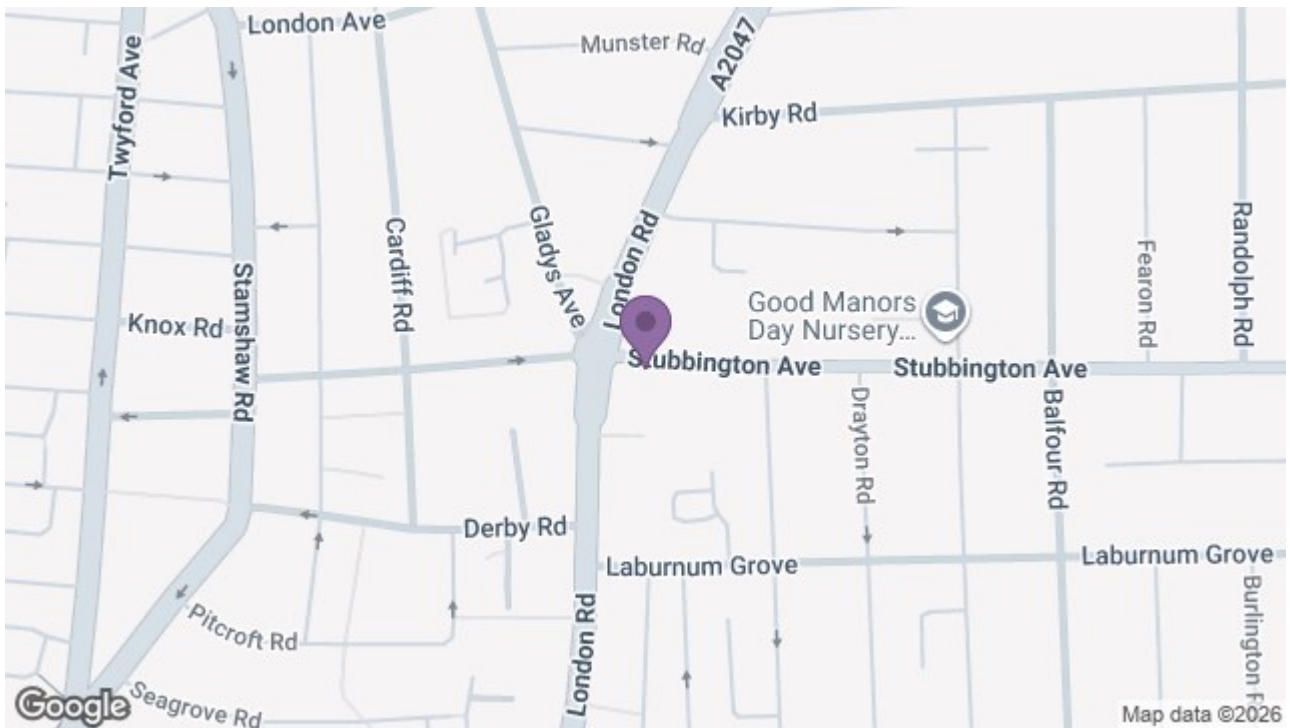


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	55
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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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