

£1,350 Per Month

Langton Farm Gardens, Portsmouth
PO1 5QS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ MID-TERRACE
- ❖ REFURBISHED THROUGHOUT
- ❖ GARAGE IN BLOCK
- ❖ RESIDENTS PARKING SPACES
- ❖ IDEAL FOR A FAMILY HOME
- ❖ MODERN
- ❖ HUGE LOUNGE DINER
- ❖ SPACIOUS GARDEN
- ❖ CENTRAL LOCATION

We are delighted to bring to the market this two-bedroom home, located in the highly sought-after mews of Langton Farm Gardens on Inverness Road.

This modern property offers stylish and comfortable living, making it an ideal home for small families, or professionals.

Upon entering, you are welcomed into a spacious and light-filled lounge/diner, featuring double doors

that lead through to the contemporary fitted kitchen, creating a practical and inviting living space.

To the rear, the garden has been thoughtfully designed with a block-paved patio and a lawned area, providing an excellent space for relaxing or entertaining.

On the first floor, the property offers two well-proportioned bedrooms and a modern three-piece bathroom suite, completing this attractive and move-in-ready home.

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





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



PROPERTY INFORMATION

LOUNGE/DINER

13'7" x 13'8" (4.14m x 4.17m)

KITCHEN

13'7" x 7'8" (4.14m x 2.34m)

BEDROOM ONE

13'6" x 13'8" (4.11m x 4.17m)

BEDROOM TWO

7'6" x 12'4" (2.29m x 3.76m)

BATHROOM

5'9" x 9'2" (1.75m x 2.79m)

Council Tax Band B

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 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.

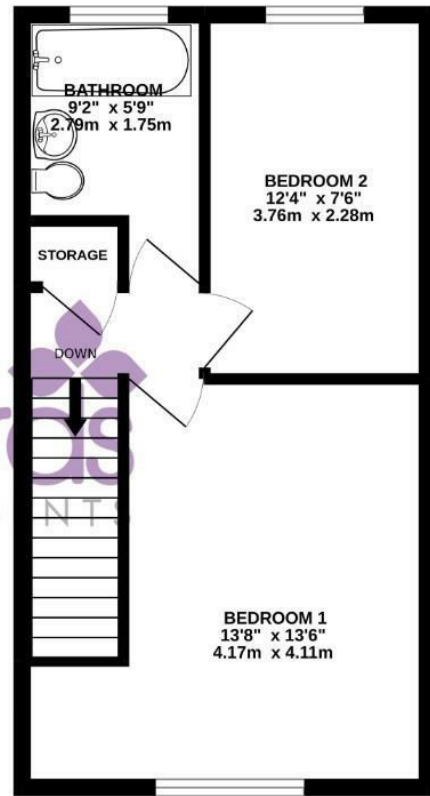
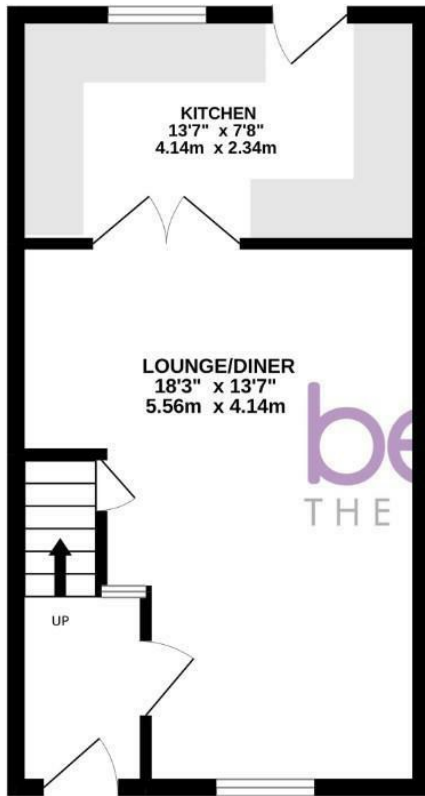


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		89
(81-91)	B		
(69-80)	C	72	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

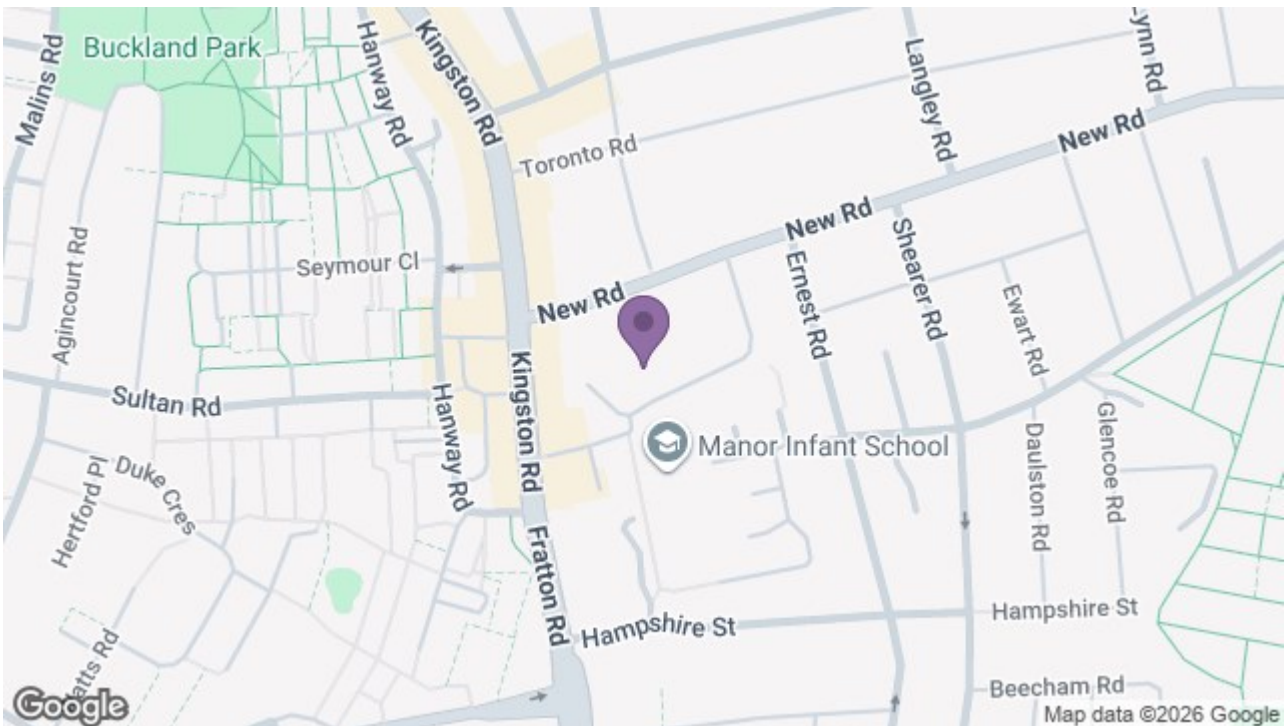
1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



bernardas
THE ESTATE AGENT

TOTAL FLOOR AREA : 705 sq.ft. (65.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 ©2022



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

