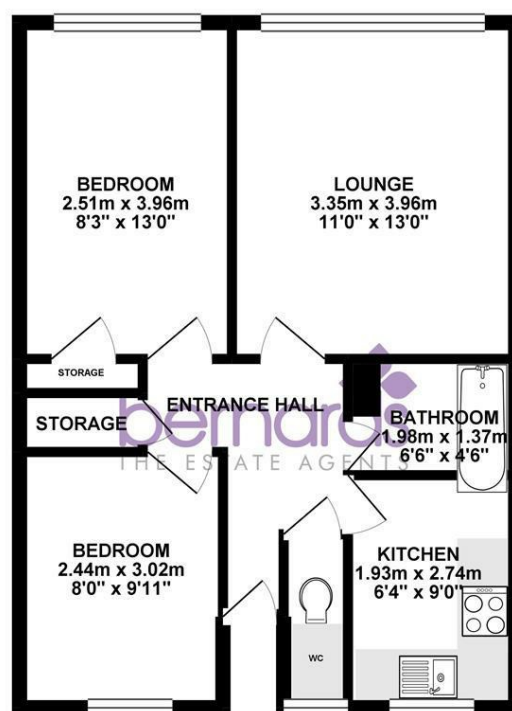
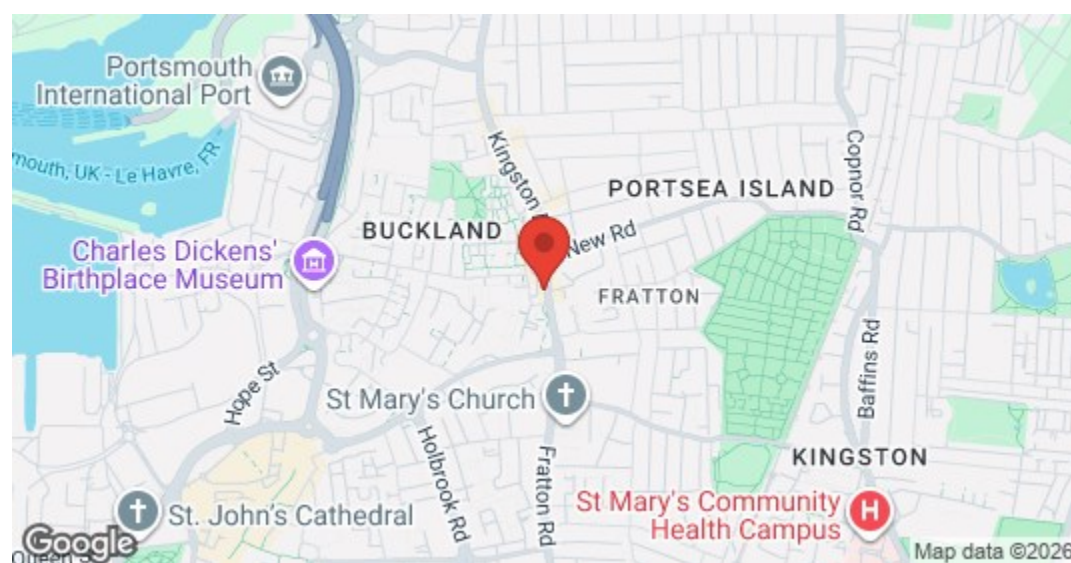


GROUND FLOOR 46.59 sq. m.
(501.50 sq. ft.)



TOTAL FLOOR AREA: 46.59 sq. m. (501.50 sq. ft.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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 62019



£975 PCM
Kingsway Buildings, Fratton



We are delighted to welcome to the rental market this well-presented, purpose-built second-floor two-bedroom flat, ideally located close to all local amenities and benefiting from gas central heating throughout.

kitchen, a spacious lounge, two well-proportioned double bedrooms, and a family bathroom with a separate WC.

Offered unfurnished and available at the end of March.

The accommodation comprises an entrance hall leading to a modern fitted

- TWO BEDROOM FLAT
- DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- SECOND FLOOR
- 13FT LOUNGE
- BUILT IN STORAGE
- CLOSE TO SHOPS
- UNFURNISHED
- A MUST VIEW
- AVAILABLE MARCH

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PROPERTY DETAILS

LOUNGE 11' X 13' (3.35M X 3.96M)

New Carpet flooring, smooth walls and ceilings, radiator, power points, UPVC double glazed window to the front elevation

KITCHEN 9' X 6'4" (2.74M X 1.93M)

Vinyl flooring, smooth walls and ceilings, matching range of base and wall units with space and plumbing for appliances, smooth roll top work surfaces with stainless steel sink/drain and built in oven/hob

BATHROOM 6'6" X 4'6" (1.98M X 1.37M)

Vinyl flooring, smooth tiled walls, panel bath and wash basin

BEDROOM ONE 13' X 8'3" (3.96M X 2.51M)

New Carpet flooring, smooth walls and ceilings, radiator, power points, built in storage, UPVC double glazed window to the front elevation

BEDROOM TWO 9'11" X 8' (3.02M X 2.44M)

New Carpet flooring, smooth walls and ceilings, radiator, power points, built in storage, UPVC double glazed window to the rear elevation

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.

REMOVAL QUOTE

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.

COUNCIL TAX

The local authority is Portsmouth city Council.

BAND : A

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.



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