

£1,025 Per Calendar Month

Minden Terrace, St. Marys Road,  
Portsmouth PO1 5PQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ ALLOCATED PARKING SPACE
- ❖ MODERN KITCHEN & BATHROOM
- ❖ FRATTON LOCATION
- ❖ UNFURNISHED
- ❖ MODERN THROUGHOUT
- ❖ AVAILABLE FROM JULY
- ❖ TOP FLOOR FLAT
- ❖ IDEAL FOR SINGLE PROFESSIONAL OR COUPLE
- CALL NOW TO VIEW

**\*\* ALLOCATED PARKING SPACE \*\***

Originally the Battle of Minden public house this beautiful building has been thoughtfully redesigned to 7 residential flats in total with off road parking.

The apartment comes with gas central heating, double glazing, modern kitchen & stunning bathroom suite all with baths and overhead shower. The apartment

has been finished to high specification and is a must view!

The flat is on the top floor with a generous lounge & separate dining area open plan to kitchen with breakfast bar.

Available mid July & offered unfurnished.

Call now to avoid disappointment.

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





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# 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.

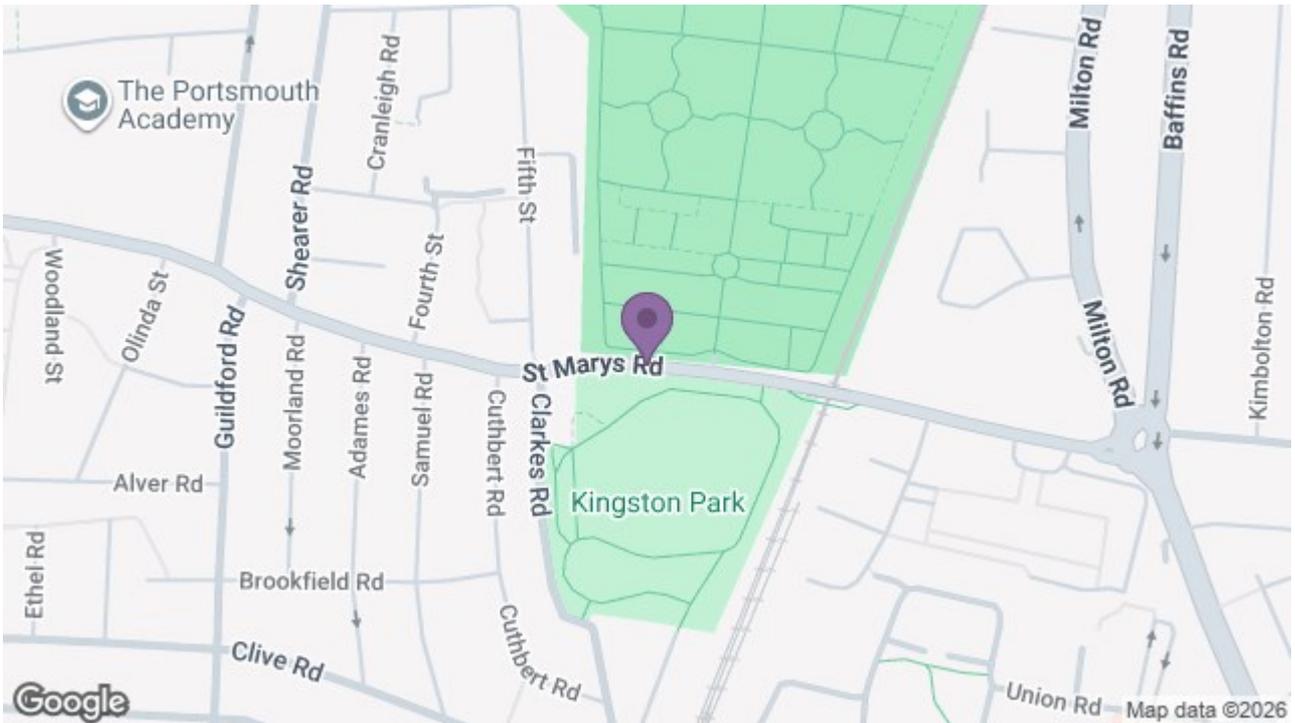
## Right to Rent

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	79	79
(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	





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t: 02392 728090

