

£500 Per Month

All Saints Road, Portsmouth PO1
4NB

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SHARED HOUSE
- ❖ DOUBLE BEDROOM
- ❖ BILLS INCLUDED
- ❖ NEWLY DECORATED
- ❖ FURNISHED ROOMS
- ❖ SPACIOUS LIVING ROOM
- ❖ LARGE KITCHEN
- ❖ CENTRAL LOCATION
- ❖ TWO BATHROOMS
- ❖ AVAILABLE NOW

Situated on All Saints Road in the city of Portsmouth, this house share offers an excellent opportunity for comfortable living. The property features a well-appointed double bedroom that has been newly decorated, providing a fresh and inviting atmosphere. The room comes fully furnished, ensuring that you have everything you need to settle in with ease.

The shared house boasts a spacious living room, perfect for socialising or

relaxing after a long day. Additionally, the garden offers a delightful outdoor space.

One of the standout features of this property is that all bills are included, making budgeting straightforward and hassle-free. This house share is perfect for individuals seeking a friendly and convenient living arrangement in a prime location.

Available to occupy immediately, call now to enquire on 02392 728 090.

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





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PROPERTY INFORMATION

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:

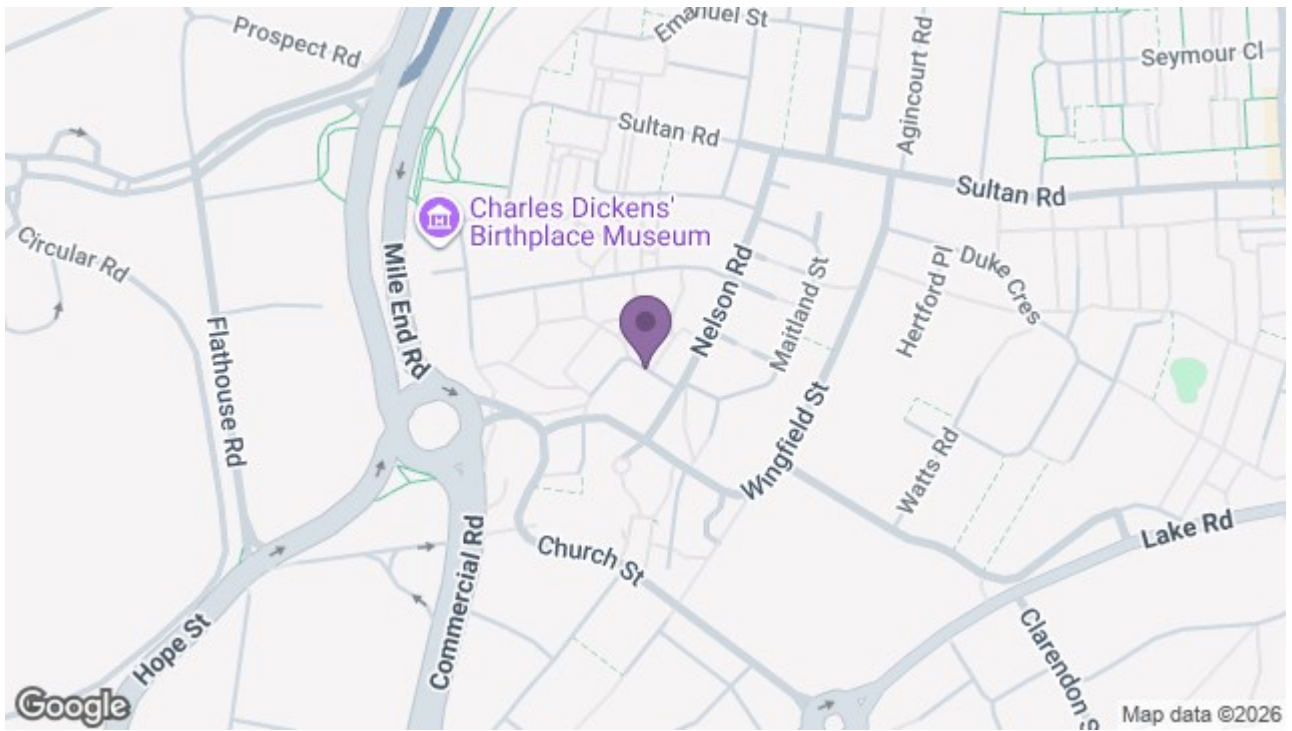
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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		
(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	





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