



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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**bernard's**  
THE ESTATE AGENTS

**TO LET**

**£650 PCM**  
High Street, Portsmouth

**bernard's**  
THE ESTATE AGENTS



Bernards estate agents are delighted to offer for let this two bedroom top floor flat in Cosham, close to local shops and amenities and walking distance from Cosham train station.

This property offers two bedrooms, bathroom suite with shower over bath, large spacious lounge and kitchen with white goods which include washing machine, fridge freezer and electric oven with gas hob. The property also offers gas central

heating and double glazing.

The property is offered unfurnished and is available 26th October 2018.

A swift viewing is recommended, call us now on 02392 696811.

Strictly no DSS/STUDENTS/PETS

- TWO BEDROOM FLAT
- TOP FLOOR
- CLOSE TO SHOPS
- LARGE LOUNGE
- KITCHEN WITH WHITE GOODS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CENTRAL LOCATION
- AVAILABLE 26TH OCTOBER 2018
- VIEW NOW!!!

CALL TODAY TO ARRANGE A VIEWING 02392 696811

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129 London Road, Portsmouth, Hampshire, PO2 9AA  
t: 02392 696811 portsmouth@bernardsestates.co.uk www.bernardsestateagents.co.uk

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# PROPERTY DETAILS

LIVING ROOM 13'9" X 12'9" (4.2 X 3.9)

KITCHEN 11'5" X 7'10" (3.5 X 2.4)

BEDROOM ONE 15'1" X 8'6" (4.6 X 2.6)

BEDROOM TWO 11'5" X 6'10" (3.5 X 2.1)

BATHROOM 7'10" X 5'2" (2.4 X 1.6)

## TENNANT FEES

Reference Fee per Person - £150 per Person, Tenancy agreement fee - £200, Guarantor Agreement Fee - £150 , Renewal Fee - £100, Company Let - £500, Pet Addendum - £100, Checkout (includes inventory) - £70, Permitted occupant - £100, Changing the agreement - £100, Express Fee- £100 (move in with in days), Student Admin Fee £150 per person, Student Check Out Fee £20 per person, Early Release Fee £500, All subject to VAT @ 20%.

## 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.

## 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.



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