£2,000 Per Calendar Month

Moneyfield Avenue, Portsmouth PO3 6LW

bernards
THE ESTATE AGENTS

4 3 1

HIGHLIGHTS

- FOUR BEDROOM
- NEW BUILD TOWNHOUSE
- MONEYFIELD MEWS
- TWO PARKING SPACES
- GARAGE
- OPEN PLAN LIVING AREA
- THREE STOREYS
- TWO ENSUITE BATHROOMS
- MODERN FAMILY BATHROOM
- AVAILABLE JANUARY

SPECTACULAR FOUR BEDROOM TOWNHOUSE AT MONEYFIELD MEWS

We are thrilled to welcome to the rental market, this beautiful four bedroom new-build townhouse, in the highly anticipated redevelopment of Moneyfields Football Club, to bring you Moneyfield Mews

Externally, this home is just one of twelve, brand new townhouses, finished to an exceptional standard, with the only the highest quality of design, build and materials used to create a wonderful family home. Arranged over three storeys and in excess of 1300SqFt, each home sees two private parking spaces, with the excellent addition of a garage to the rear.

The main reception measures over 36ft in length and it is the perfect space to entertain, with a beautiful sky light and bi-folding doors, flooding the room with natural light. The kitchen area is also finished to a modern standard, with integrated appliances and ample work surface space. The ground floor of the home is completed a modern w.c

Three double bedrooms flooded with light occupy the first floor, with bedroom two enjoying its own ensuite bathroom, with bedrooms three and four being served by the family bathroom. Moving to the top floor, the master bedroom is an amazing size, with its own ensuite shower room and separate dressing area

We strongly recommend booking an internal viewing to fully appreciate this beautiful, new build 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

KITCHEN/LOUNGE/DINER
17'4" x 36'6" (5.28m x 11.13m)

W.C
5'7" x 3'2" (1.70m x 0.97m)

BEDROOM ONE
10' x 20'7" (3.05m x 6.27m)

ENSUITE
3'5" x 7'10" (1.04m x 2.39m)

BEDROOM TWO
10'1" x 11'8" (3.07m x 3.56m)

ENSUITE
7'6" x 3'4" (2.29m x 1.02m)

BEDROOM THREE
13'1" x 8'10" (3.99m x 2.69m)

BEDROOM FOUR
8'1" x 9'11" (2.46m x 3.02m)

BATHROOM
6'11" x 6'11" (2.11m x 2.11m)

Council Tax Band TBC

Removal Quotes

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

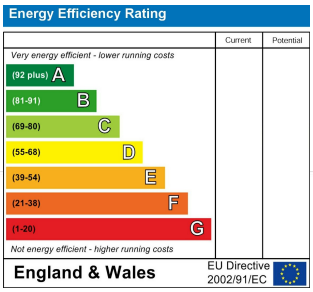
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. 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.

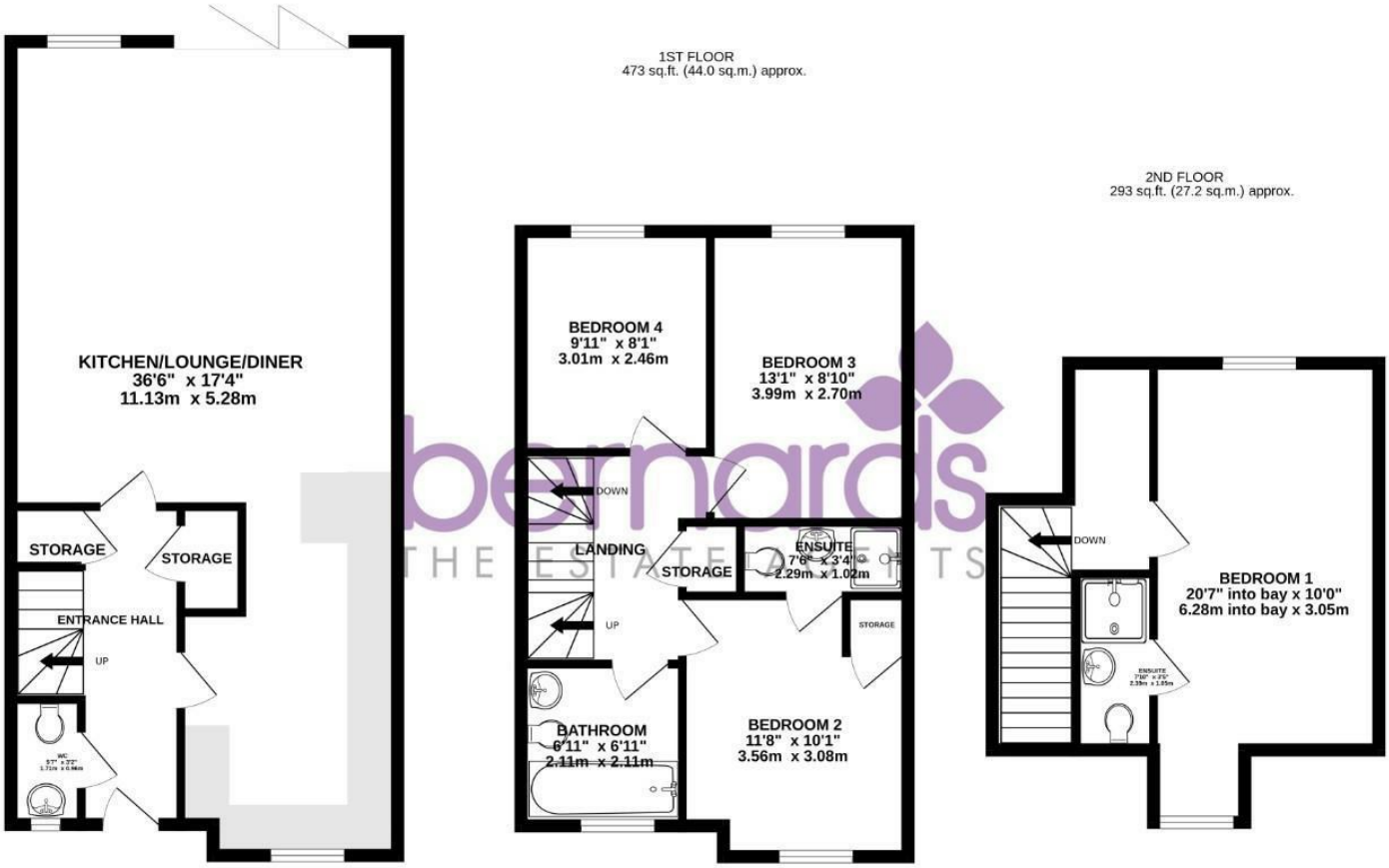


Scan here to see all our properties for sale and rent

GROUND FLOOR
620 sq.ft. (57.6 sq.m.) approx.

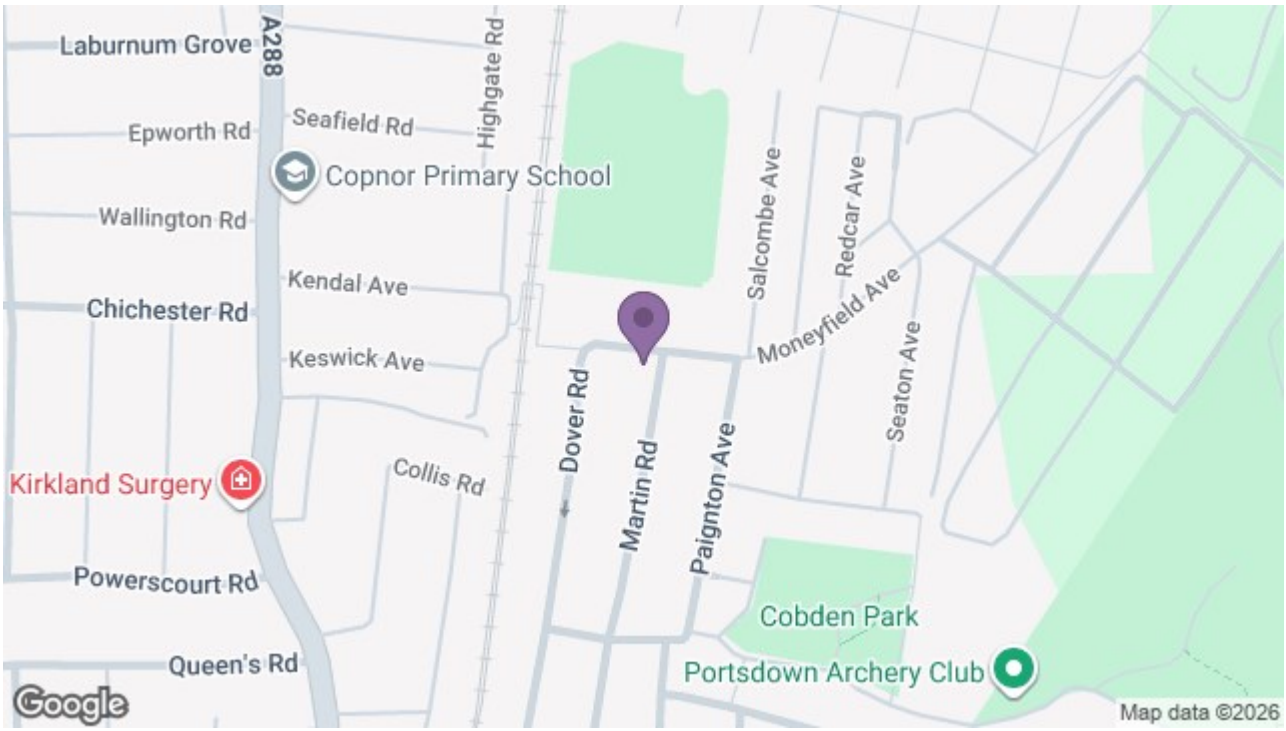
1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.

2ND FLOOR
293 sq.ft. (27.2 sq.m.) approx.



TOTAL FLOOR AREA : 1387 sq.ft. (128.8 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 ©2023



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