

£1,200 Per Month

Fratton Road, Portsmouth PO1 5JX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MAISONETTE
- ❖ TWO DOUBLE BEDROOMS
- ❖ FITTED KITCHEN
- ❖ BRIGHT AND AIRY LOUNGE
- ❖ THREE PIECE BATHROOM
- ❖ GATED DEVELOPMENT
- ❖ WELL PRESENTED THROUGHOUT
- ❖ AVAILABLE NOW
- ❖ PERMIT PARKING
- ❖ FURNISHED

Nestled on Fratton Road, accessible via Manor Road, this well-presented two-bedroom maisonette offers a delightful living experience. The property boasts a bright and airy open-plan kitchen and lounge, creating a welcoming space perfect for both relaxation and entertaining. The modern design ensures that natural light floods the area, enhancing the overall ambiance.

The maisonette features two comfortable bedrooms, providing ample space for rest and personalisation. The three-piece

bathroom is thoughtfully designed, catering to all your daily needs with style and convenience.

One of the standout features of this property is its location, set back from the main road within a gated development. This not only provides a sense of security but also ensures a peaceful environment.

This property presents an excellent opportunity to enjoy modern living in a central location. Don't miss the chance to view this lovely home.

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





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PROPERTY INFORMATION

LIVING ROOM
13'3" x 11'8" (4.06 x 3.58)

KITCHEN
8'9" x 8'5" (2.67 x 2.57)

BEDROOM ONE
15'5" x 10'9" (4.70 x 3.30)

BEDROOM TWO
8'9" x 8'2" (2.67 x 2.51)

BATHROOM
8'3" x 7'4" (2.54 x 2.26)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : B £1,696.27

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 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.



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	





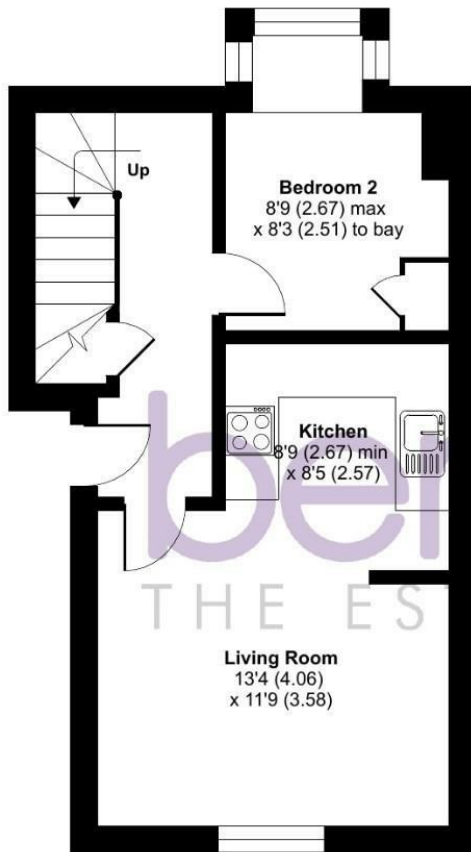
Fratton Road, Portsmouth, PO1

Approximate Area = 648 sq ft / 60.1 sq m

Limited Use Area(s) = 47 sq ft / 4.3 sq m

Total = 695 sq ft / 64.5 sq m

For identification only - Not to scale

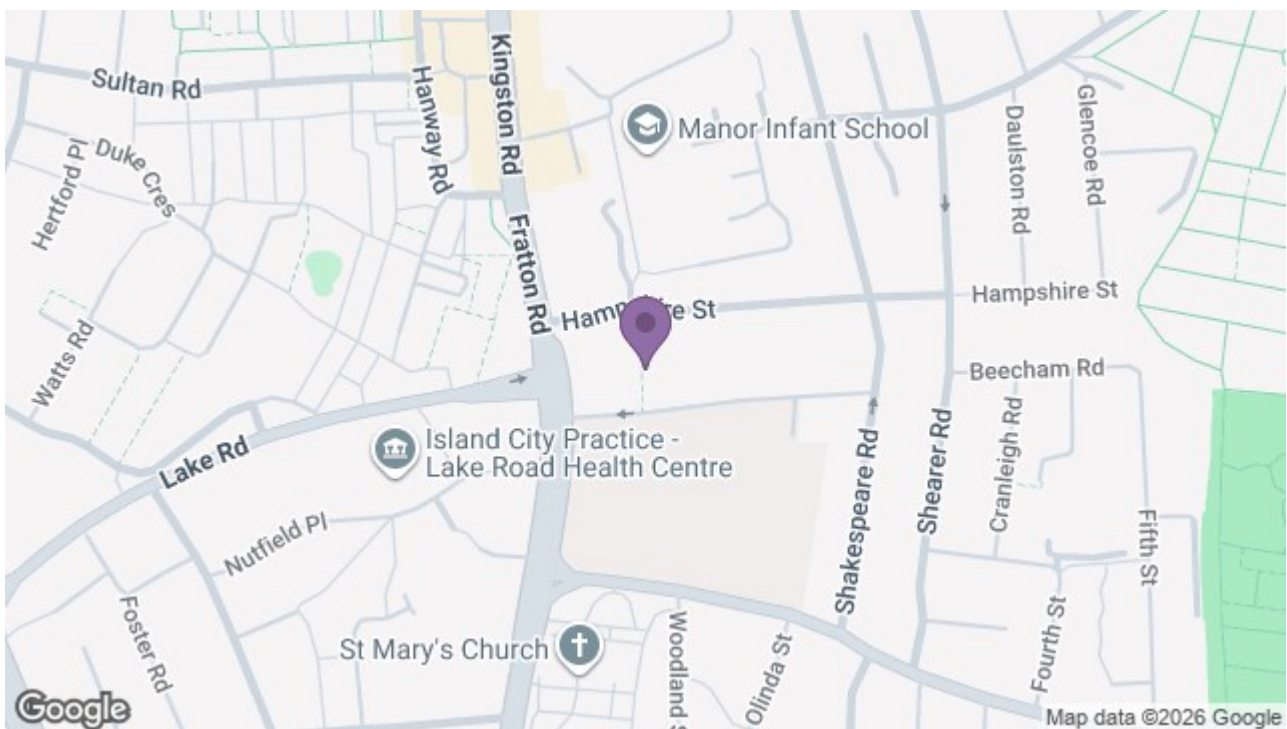


GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1488064



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