

£1,100 PCM

Moneyfield Avenue, Portsmouth PO3  
6LA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TOP FLOOR APARTMENT
- ❖ MONEYFIELD DEVELOPMENT
- ❖ ONE DOUBLE BEDROOM
- ❖ MODERN BATHROOM
- ❖ AVAILABLE END OF MAY
- ❖ ALLOCATED PARKING
- ❖ LUXURY FINISH
- ❖ INTEGRATED APPLIANCES
- ❖ OPEN PLAN LIVING
- ❖ A MUST VIEW

\*\*\*SPECTACULAR APARTMENT WITH PARKING AT MONEYFIELD AVENUE\*\*\*  
\*DISCLAIMER PHOTOGRAPHS ARE FROM A SIMILAR APARTMENT, IN THE SAME BLOCK\*  
We are thrilled to welcome to the rental market, this beautiful apartment in the highly anticipated redevelopment of Moneyfields Football Club, to bring you Florin Court, Moneyfield Avenue.

This apartment is just one of fourteen apartments, finished to an exceptional standard, with only the highest quality of design, build and materials used to create a wonderful, stylish apartment.

The main reception measures over 23ft in length and it is the perfect space to entertain, with a multiple windows 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 accommodation is completed by a large double bedroom and a stunning, modern bathroom.

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](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

**KITCHEN/LOUNGE/DINER** tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);  
23' x 15'7" (7.01m x 4.75m)

**BEDROOM**  
17'4" x 10'8" (5.28m x 3.25m)

**BATHROOM**  
8'3" x 5'11" (2.51m x 1.80m)

**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.

## 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

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.

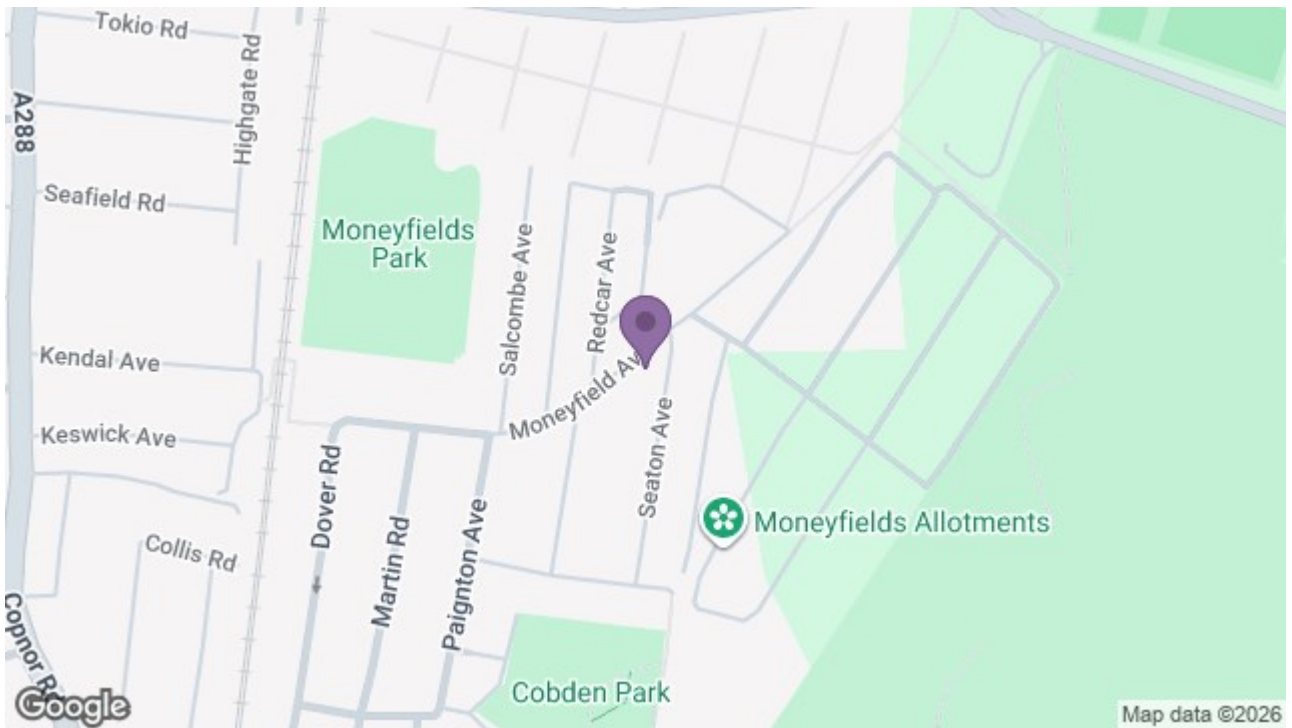
## Right to Rent

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		
(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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