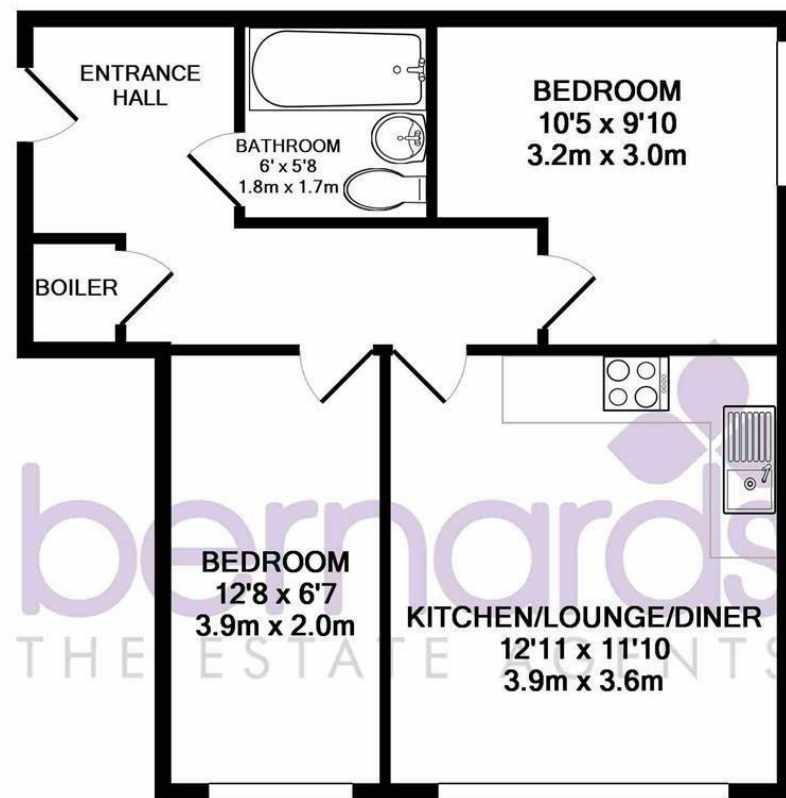
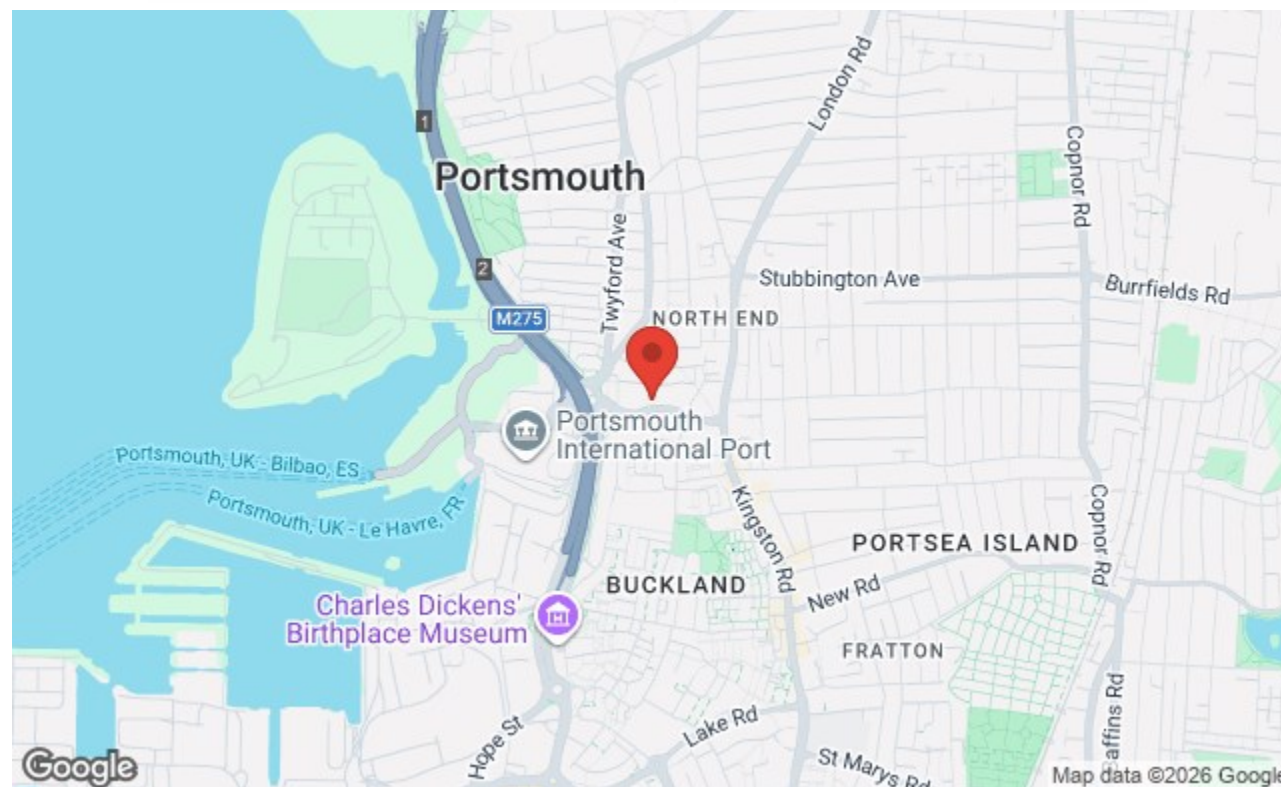




TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.5 SQ.M.)

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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£1,000 PCM

Kingston House, North End PO2 8AA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ SECOND FLOOR
- ❖ MODERN KITCHEN
- ❖ AVAILABLE OCTOBER
- ❖ CLOSE TO LOCAL SHOPS
- ❖ ALLOCATED PARKING
- ❖ A MUST VIEW
- ❖ CENTRAL HEATING
- ❖ DOUBLE GLAZING
- ❖ MODERN BATHROOM

We are pleased to offer to the market this modern two-bedroom apartment located on Kingston Crescent, North End.

The property offers a contemporary feel throughout and comprises two bedrooms, a modern bathroom, and a spacious lounge with a kitchenette area.

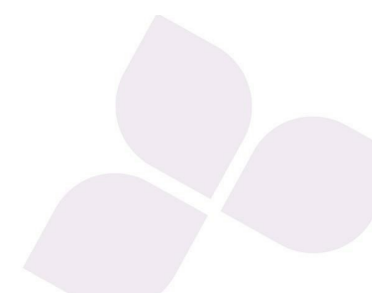
Further benefits include an allocated off-road parking space to the front of the building and convenient lift access.

The apartment is offered unfurnished and includes an allocated parking space.

Available end of October.

Please note: The photographs used are not of the specific apartment advertised but are of a similar property within the building.

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



PROPERTY INFORMATION

KITCHEN/LOUNGE

Vinyl flooring, smooth walls and ceiling, double glazed windows to rear elevation, kitchenette area with matching wall and base units, stainless steel sink with drainer, four ring electric hob over oven, overhead extractor, space for washing machine and fridge freezer.

BEDROOM ONE

Carpeted flooring, smooth wall and ceiling, 1x radiator, double glazed windows to rear elevation.

BEDROOM TWO

Carpeted flooring, smooth walls and ceiling, 1x radiator, double glazed windows to rear elevation.

BATHROOM

Tiled flooring, three piece bathroom suite, low level w/c and hand wash basin, chrome heated towel rail, shower over bath.

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.

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.

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	60	60
(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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