# £1,250 Per Month

## Outram Road, Southsea PO5 1QU

bernards
THE ESTATE AGENTS

2 1 1

## HIGHLIGHTS

- NEWLY RENOVATED
- TWO BEDROOM APARTMENT
- STUNNING CONDITION
- MODERN THROUGHOUT
- AVAILABLE NOW
- OPEN PLAN KITCHEN
- FITTED WHITE GOODS
- CENTRAL SOUTHSEA LOCATION
- SPACIOUS THROUGHOUT
- CALL NOW 02392 728 090

Situated in the heart of Southsea on Outram Road, this stunning newly renovated two-bedroom apartment offers a perfect blend of modern living and convenience. As you step inside, you are greeted by a bright and airy open-plan kitchen that seamlessly flows into the reception area, creating an inviting space ideal for both relaxation and entertaining.

The apartment boasts two well-proportioned bedrooms, providing ample space for rest and privacy. The contemporary design is evident throughout, with stylish finishes and thoughtful details that enhance the overall aesthetic. The bathroom is equally modern, ensuring a comfortable and pleasant experience.

Situated in a central location, this flat is just a stone's throw away from local amenities, shops, and the vibrant Southsea seafront, making it an ideal choice for those who appreciate the charm of coastal living. Don't miss the opportunity to make this beautiful apartment your new home.

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

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www.bernardsestates.co.uk

# PROPERTY INFORMATION

## Tenant Fees Act 2019

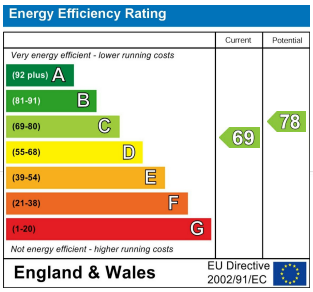
As well as paying the rent, you may also be required to make the following permitted payments.

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.

## 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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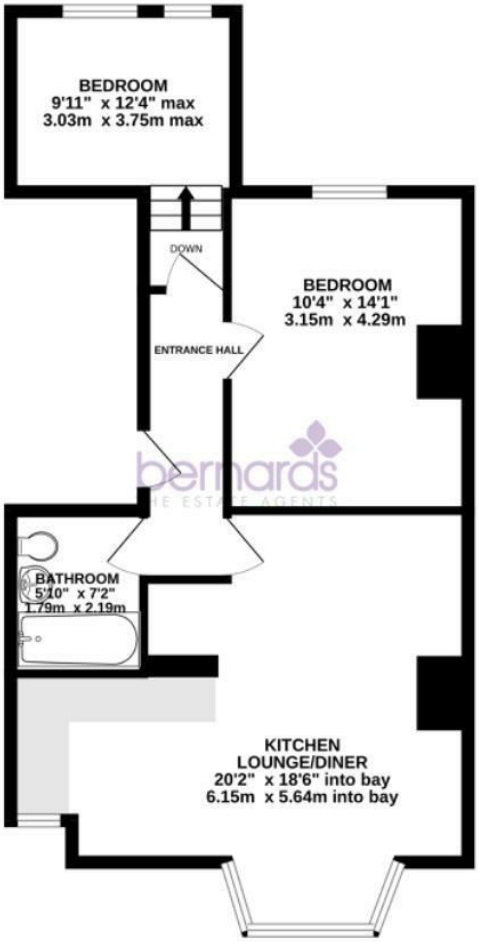
1ST FLOOR
592 sq.ft. (55.0 sq.m.) approx.




TOTAL FLOOR AREA : 592 sq.ft. (55.0 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.
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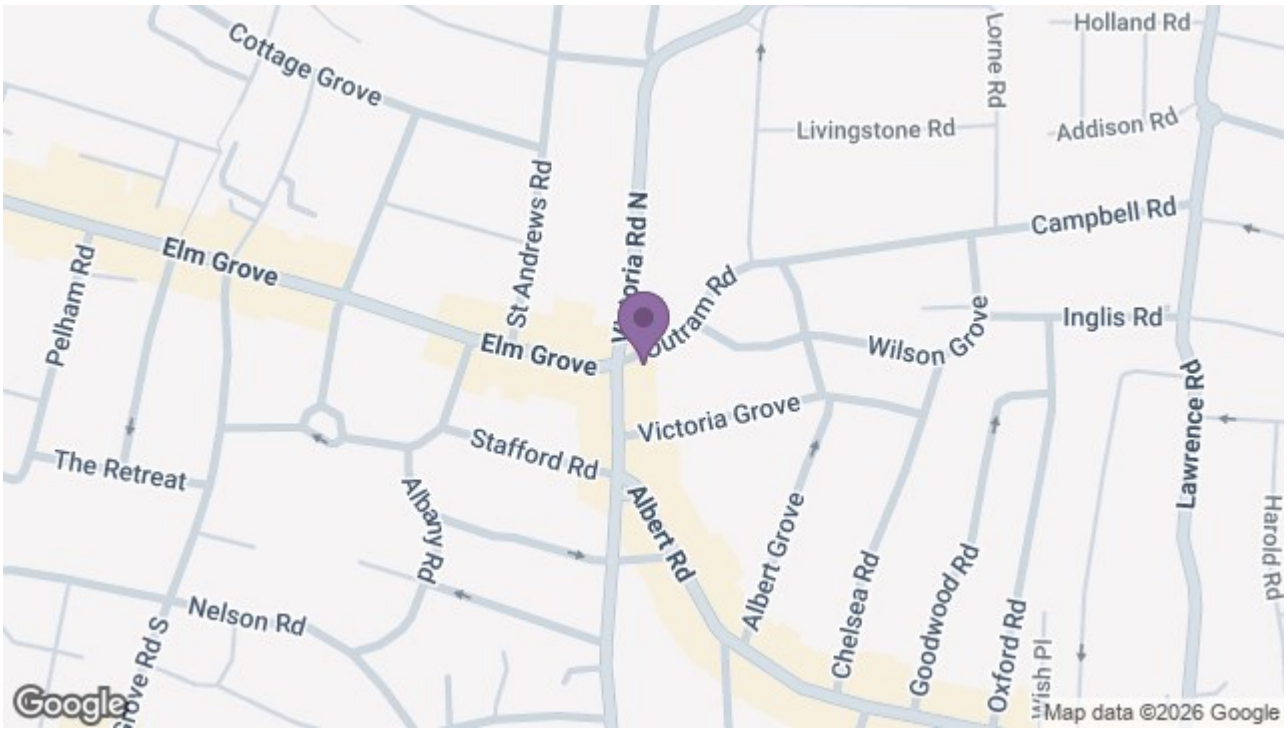


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