£1,600 Per Month

Grayshott Road, Southsea PO4 8AH

bernards
THE ESTATE AGENTS

3 1 2



HIGHLIGHTS

- BRAND NEW REFURBISHMENT
- NEW KITCHEN & BATHROOM
- NEUTRAL DECOR THROUGHOUT
- DOWNSTAIRS TOILET & UPSTAIRS BATHROOM
- FRIDGE FREEZER INTEGRATED
- LOVELY MILTON LOCATION
- AVAILABLE IMMEDIATELY
- UNFURNISHED
- SOUTH FACING REAR GARDEN
- TWO RECEPTION ROOMS

Bernards are pleased to offer to let this beautifully presented three-bedroom terraced home on Grayshott Road, Southsea. The property offers two separate reception rooms, a modern fitted kitchen and an enclosed, low-maintenance rear garden.

On the ground floor, a bright bay-fronted lounge sits at the front of the house, while the spacious second reception room offers space for dining or a second sitting area, with French doors opening directly onto the garden. Both rooms feature herringbone-effect flooring and warm neutral décor. The separate kitchen is fitted with Shaker-style units, wood-effect worktops, an integrated oven and hob, and an extractor hood. A downstairs WC completes the ground floor.

Upstairs, there are two double bedrooms, including a principal bedroom with built-in storage, and a third bedroom that would also work well as a home office. The contemporary bathroom is fully tiled and features a bath and a vanity unit.

Outside, the enclosed rear garden is laid with artificial lawn and bordered by brick walls and timber slatted fencing, with space for outdoor seating.

Contact Bernards Southsea to arrange a viewing.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk











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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

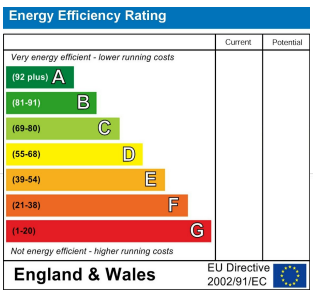
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage.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









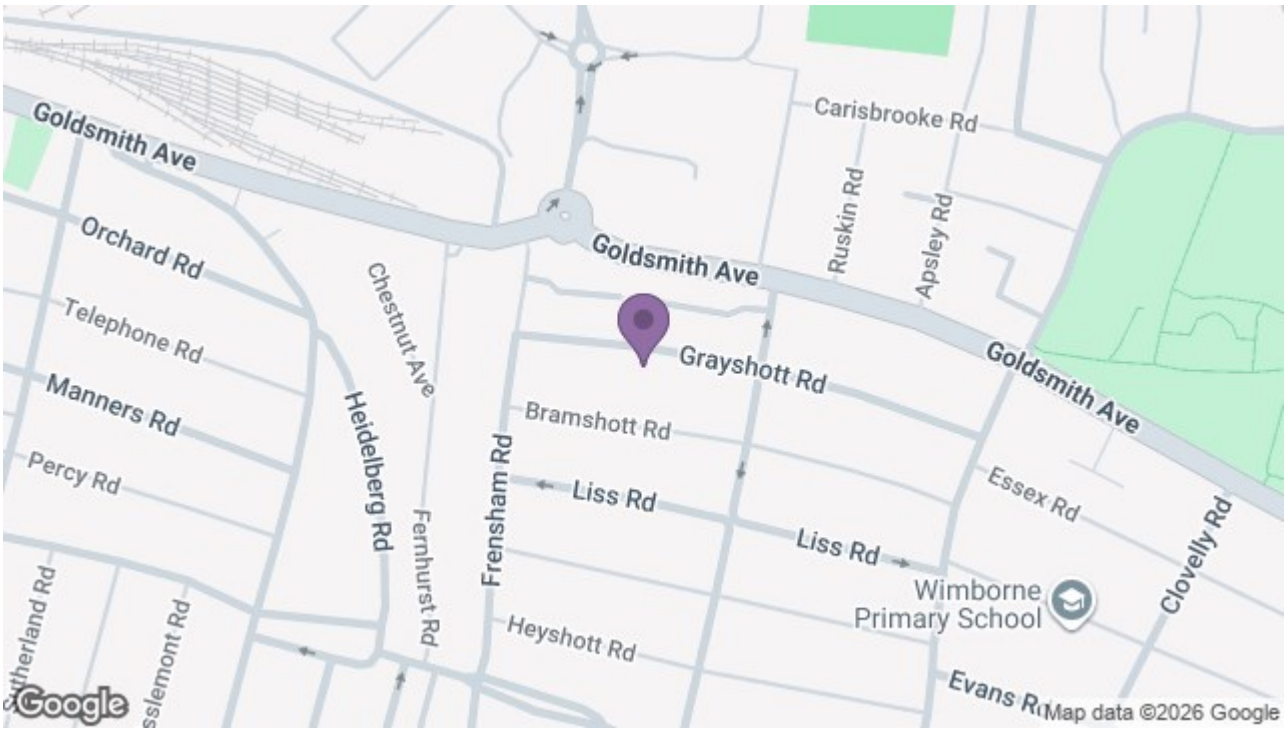


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TOTAL FLOOR AREA : 917 sq.ft. (85.2 sq.m.) approx.

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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