£1,300 Per Month

Osborne Road, Southsea PO5 3LS



HIGHLIGHTS

- TWO BEDROOM
- SECOND FLOOR
- TWO BATHROOMS
- AVAILABLE NOW
- BASEMENT STORAGE UNIT
- UNFURNISHED
- CENTRAL SOUTHSEA
- SHORT WALK TO SEAFRONT
- CLOSE TO BARS & RESTAURANTS
- CALL TO VIEW

BEAUTIFUL TWO BEDROOM TWO BATHROOM APARTMENT IN CENTRAL SOUTHSEA

We are pleased to bring to market this lovely two bedroom, two bathroom top floor apartment in the heart of Southsea on Osborne Road, available now. The central location and proximity to all that Southsea has to offer makes this apartment ideal.

This property comprises a large living/ dining room with access out onto a balcony, separate fitted kitchen along with the family bathroom. The two large bedrooms are towards the back of the apartment with the master bedroom benefiting from an ensuite shower room and access to the balcony. There is also the added benefit of a large secure storage unit located in the basement of the building.

Located on Osborne Road, the apartment is in a wonderful spot to enjoy bars/ restaurants which are on the doorstep with the common park and seafront minutes walk away. An early viewing is advised.

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











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PROPERTY INFORMATION

Council Tax Band B

Leasehold Information
Lease Length: Ground Rent: Service Charge:
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.

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.

Lounge/ Diner
15'10" x 13'11" (4.83 x 4.26)

Kitchen
6'0" x 11'5" (1.83 x 3.48)

Bathroom
8'9" x 8'3" (2.69 x 2.54)

Bedroom One
14'0" x 12'0" (4.27 x 3.66)

En suite
5'2" x 8'1" (1.60 x 2.48)

Bedroom Two
11'10" x 8'3" (3.61 x 2.54)

Balcony

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.

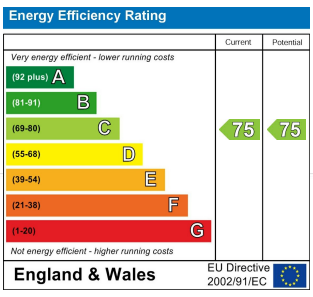
Right to Rent
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing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





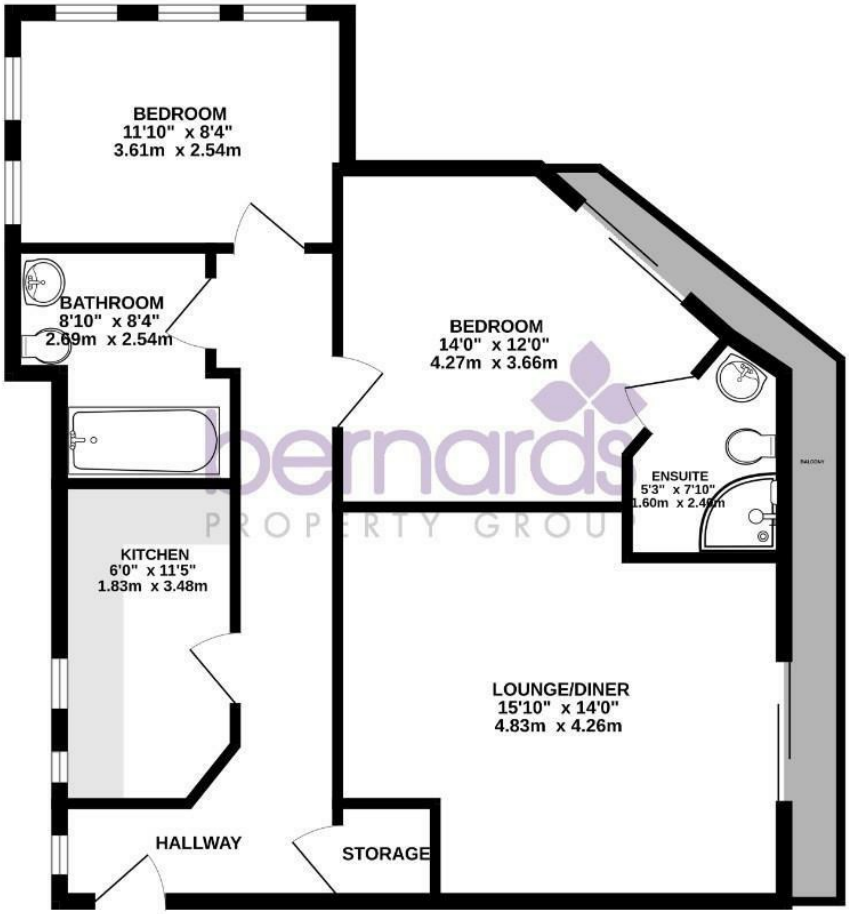






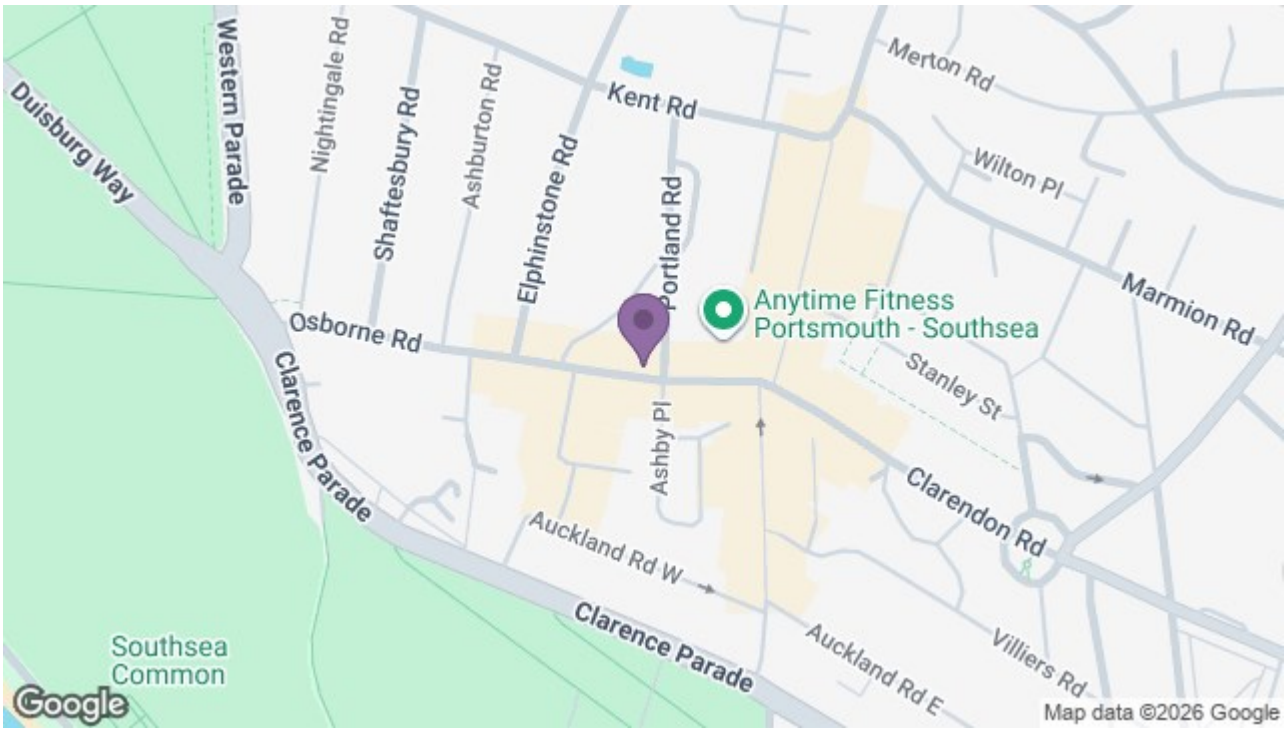
Scan here to see all our properties for sale and rent

3RD FLOOR
712 sq.ft. (66.2 sq.m.) approx.



TOTAL FLOOR AREA : 712 sq.ft. (66.2 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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