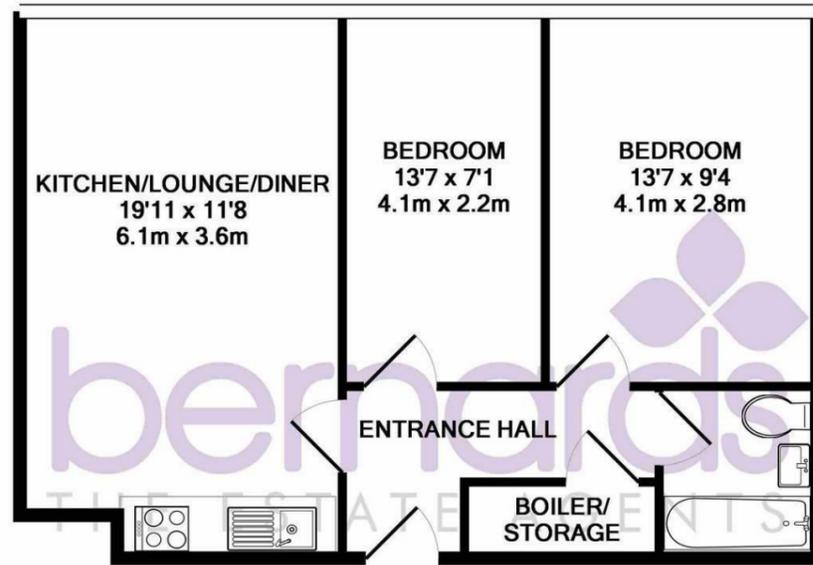


FOR SALE

£1,500 PCM

Isambard Brunel Road, Portsmouth

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THE ESTATE AGENTS



TOTAL APPROX. FLOOR AREA 551 SQ.FT. (51.1 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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****HALF PRICE RENT FOR FIRST MONTHS RENT****

****PARKING INCLUDED**ALL BILLS INCLUDED****

Bernards are delighted to welcome to the market this newly converted brand new to the market two bedroom flat in the sought after location of Central Portsmouth. Enterprise house is a development of apartments which boast a high quality modern finish throughout, with high gloss kitchens and

contemporary bathrooms.

The location is a stones throw from Portsmouth's main train station and is in walking distance to the University of Portsmouth, city centre and the popular Guildhall Walk strip of bars and restaurants.

Situated perfectly for students or professionals

- TWO BEDROOMS
- MODERN THROUGHOUT
- RECENTLY BUILT
- CITY VIEWS
- CLOSE TO TRAIN STATION
- CLOSE TO PORTSMOUTH CITY CENTRE
- FURNISHED
- ALL BILLS INCLUDED
- LIFT ACCESS
- PARKING AVAILABLE

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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864974 southsea@bernardsestates.co.uk www.bernardsestateagents.co.uk

SALES • LETTINGS • MORTGAGES

SALES • LETTINGS • MORTGAGES

PROPERTY DETAILS

KITCHEN/LOUNGE/DINER

Large lounge space with kitchenette area consisting of a range of matching, high gloss wall and base units with plumbing for washing machine, new hob and oven, extractor fan overhead, stainless steel sink and drainer unit, space for fridge freezer.

BEDROOM

Bedroom consisting of newly laid carpets, matte painted walls, power points, radiator to wall, double glazed windows

BEDROOM

Bedroom consisting of newly laid carpets, matte painted walls, power points, radiator to wall, double glazed windows

BATHROOM

High quality modern bathroom suite comprising of low level w/c and hand wash basin, bath with shower over and glass shower screen, splashback tiling to walls, chrome heated towel rail.

OUTSIDE

Concierge Service in reception, The university is a short walk away, and so are Portsmouth's main train station and shopping centre. You are also close to Portsmouth's other famous attractions such as HMS Victory, the Mary Rose and Gunwharf Quays.

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.

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.

LETTING FEES

Tenancies entered prior to 01st June 2019 fees still payable:

Renewal £100 plus VAT

Releasing a Reference to new Agent or Landlord £25 plus VAT

Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019

Company Let £500 plus VAT

Change of agreement requested by tenant £50.00 including VAT

Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.

Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.



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