

£950

High Street, Newport PO30 1TJ



## HIGHLIGHTS

- ❖ Two Bedroom Apartment
- ❖ Split Level
- ❖ Part Furnished
- ❖ Deposit £950.00
- ❖ Holding Fee £200.00
- ❖ Viewings Wednesday 8th

Lovely two bedroom split level flat to rent in Newport, Isle of Wight. This property is situated on the high street and is available for a May move in.

The property is offered on a part furnished basis, with white goods included.

Please call now to arrange your viewing.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## 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.

## Tenant Fees

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 e.g. 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;

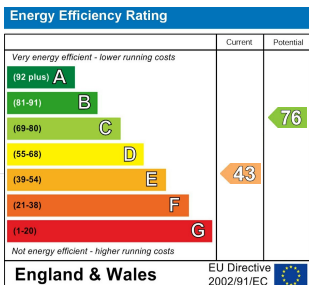
- Council tax (payable to the billing authority);

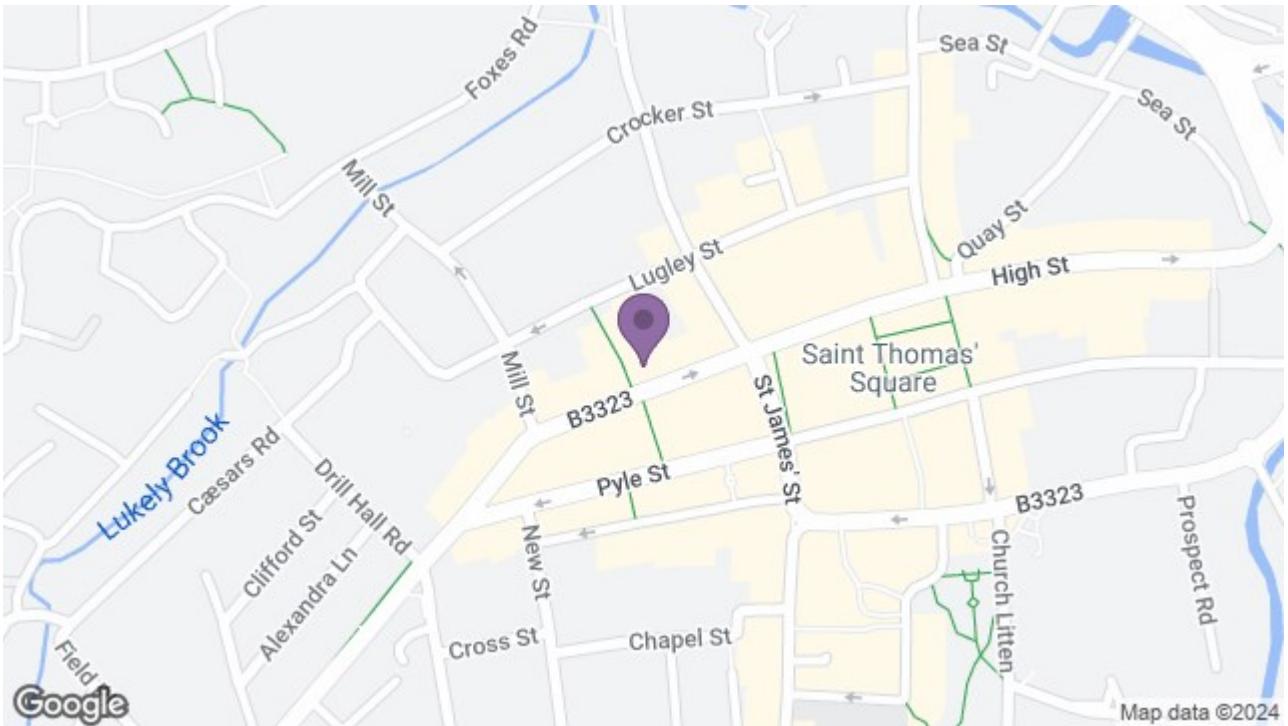
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);

- 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.





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