

£1,250 PCM

Kings Road, Lee-On-The-Solent
PO13 9NU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ TWO DOUBLE BEDROOMS
- ❖ UPSTAIRS SHOWER ROOM
- ❖ FRONT AND REAR GARDEN
- ❖ CONSERVATORY
- ❖ FITTED KITCHEN
- ❖ SOUGHT AFTER LOCATION
- ❖ MODERN THROUGHOUT
- ❖ ON ROAD PARKING
- ❖ SPACIOUS LOUNGE

Discounted First Months Rent
Available now, this modern two-bedroom terraced house offers comfortable and spacious living in a popular residential area.

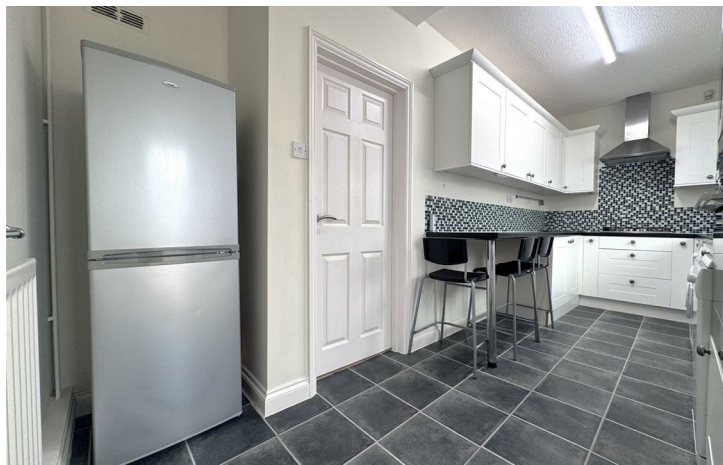
The accommodation comprises a welcoming lounge, a modern kitchen/breakfast room, and a bright conservatory providing access to the rear garden. Upstairs, there are two double bedrooms and a shower room.

Outside, the property benefits from both front and rear gardens, the rear being enclosed and featuring a useful storage shed – ideal for outdoor equipment.

This lovely home is perfect for a couple or small family looking for a well-maintained property with great living space, ready to move into straight away.

Call today to arrange a viewing
02392 553 636
www.bernardsea.co.uk





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PROPERTY INFORMATION

TENANT FEES

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.

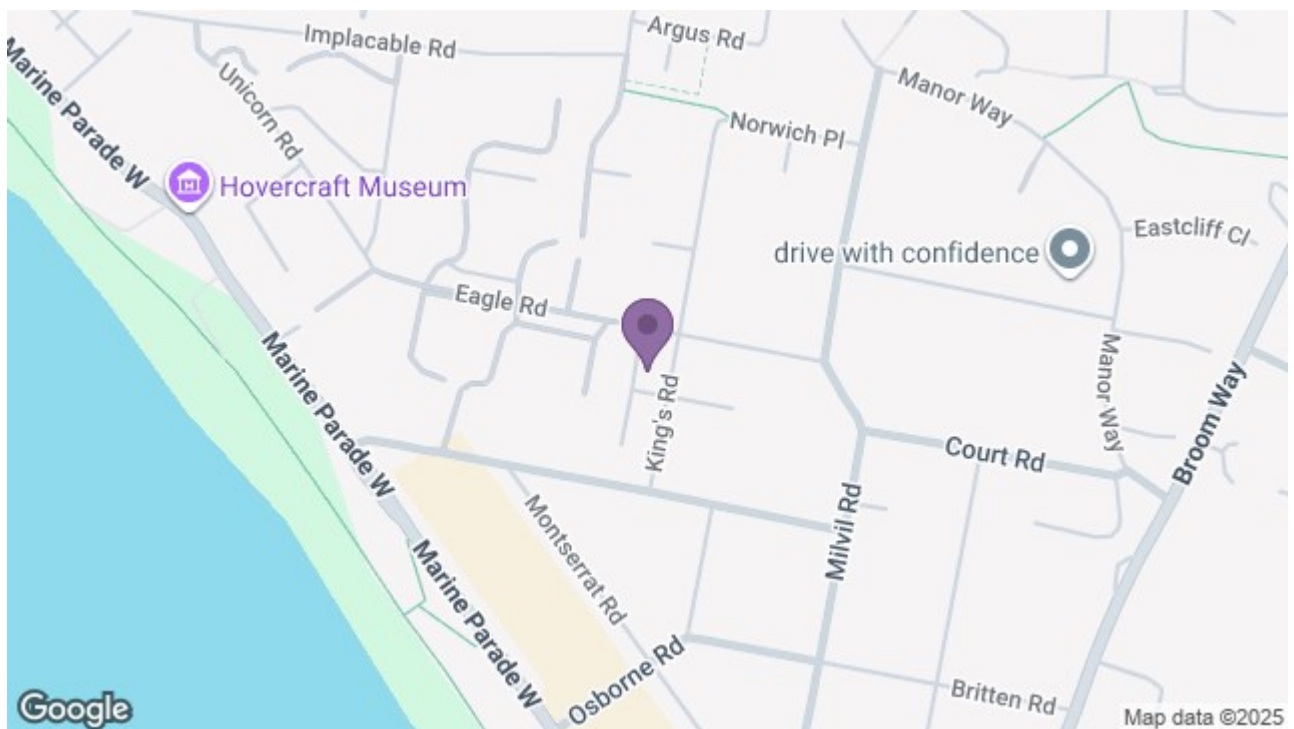
COUNCIL TAX

This property falls under Gosport Borough Council and is band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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