

£1,450 PCM

Marine Parade West, Lee-On-The-Solent PO13 9BB

  
bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ AVAILABLE JANUARY
- ◆ SECOND FLOOR
- ◆ SEA VIEWS
- ◆ LOUNGE WITH BALCONY
- ◆ GARAGE
- ◆ TWO DOUBLE BEDROOMS
- ◆ SEPARATE WALK-IN WARDROBE
- ◆ SHOWER ROOM
- ◆ SOUGHT AFTER LOCATION
- ◆ KITCHEN/DINER

Available in January - Stunning Spacious Apartment on Lee-on-the-Solent Seafront with Sea Views!

Comprising of two double bedrooms, a separate walk-in wardrobe, lounge, kitchen/diner & shower room, this apartment has a lot to offer, with the additional benefits of a garage.

Call today to arrange a viewing  
02392 553 636  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## 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.

## 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);

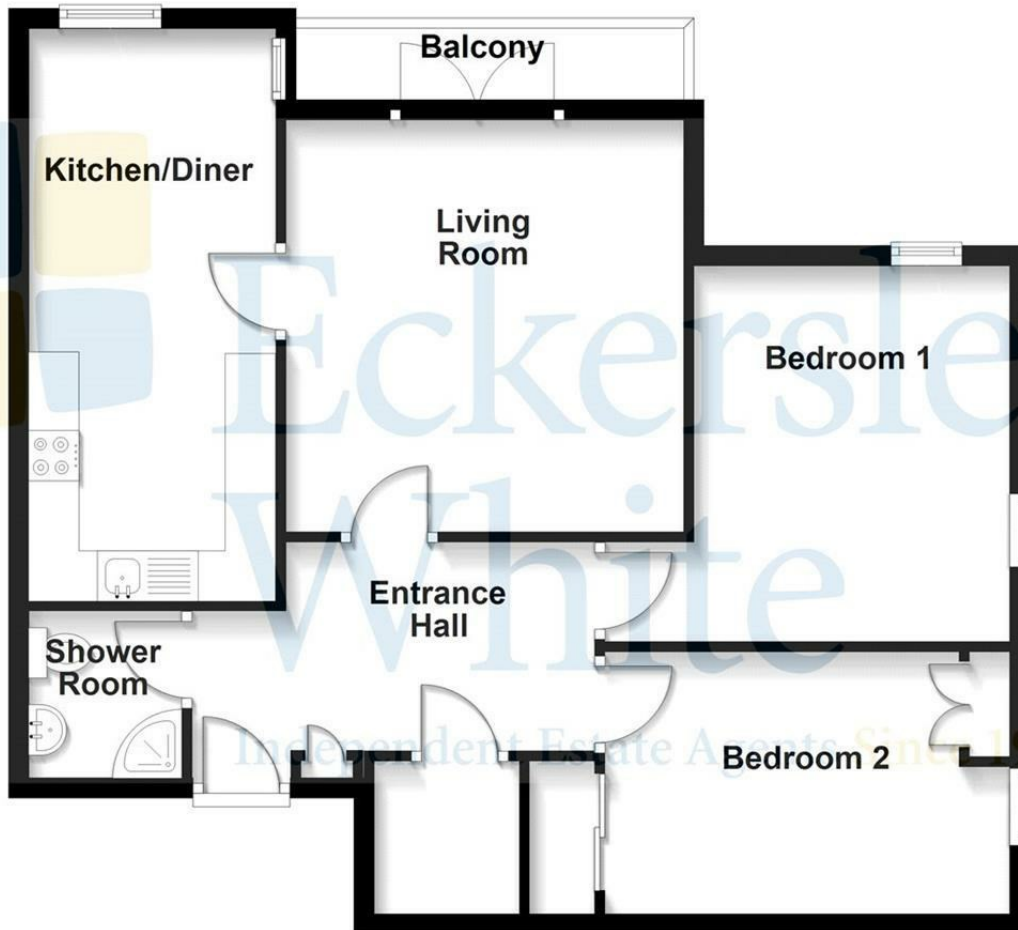
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council 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.



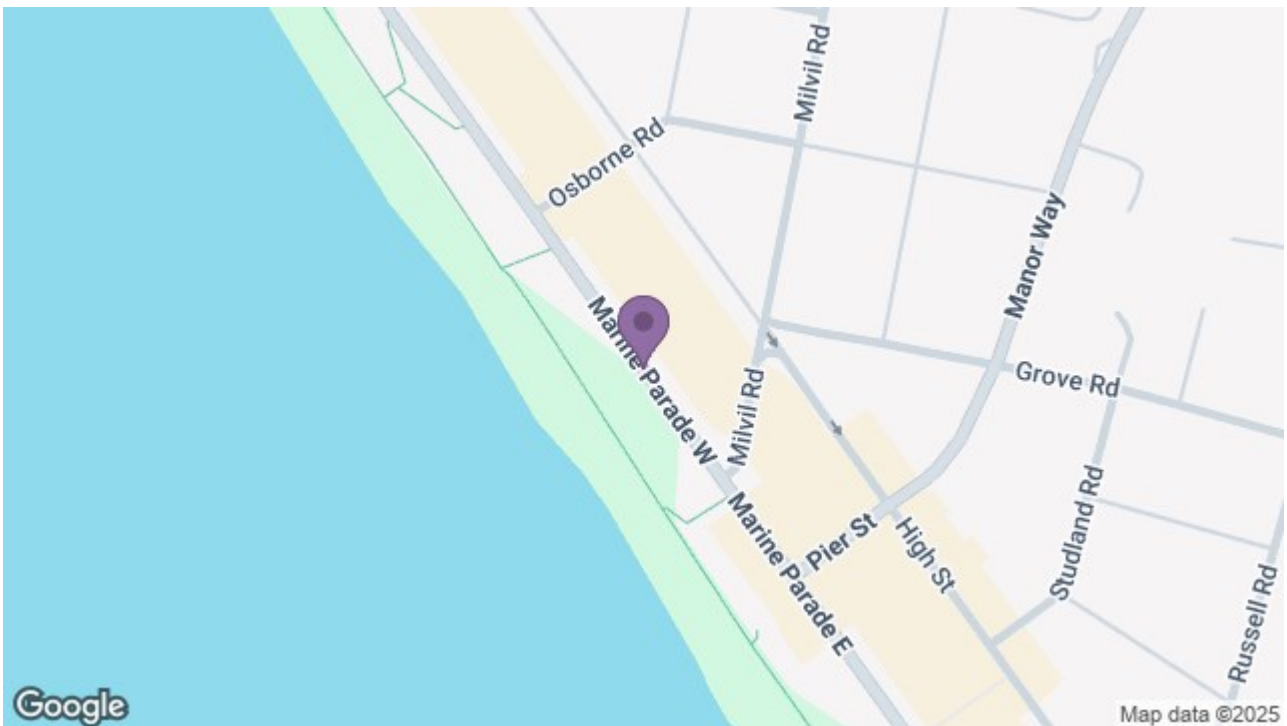
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	79	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Second Floor



These plans are not to scale and are for illustration purposes only  
Plan produced using PlanUp.



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t: 02392 553 636

