

£1,800 Per Calendar Month

Fitzroy Drive, Lee-On-The-Solent
PO13 8LZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ DETACHED FAMILY HOME
- ❖ THREE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ EN-SUITE TO BEDROOM ONE
- ❖ DOWNSTAIRS W.C
- ❖ PRIVATE DRIVEWAY
- ❖ SEPARATE KITCHEN
- ❖ INTEGRAL GARAGE
- ❖ SPACIOUS REAR GARDEN

Available now, this beautifully presented three-bedroom detached home is ideally located on the popular Fitzroy Drive. The property offers excellent family accommodation with a driveway providing off-road parking for two cars, along with an integral garage.

The ground floor comprises a welcoming entrance, a convenient downstairs W/C, and a spacious open-plan lounge/diner, with access through to a bright conservatory that overlooks the rear garden. A separate fitted kitchen provides

ample storage and worktop space,

Upstairs, the property features three well-proportioned bedrooms. The main bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

This attractive home offers generous living space both inside and out and is perfectly suited for families or professionals. Early viewing is highly recommended to avoid disappointment.

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.

EPC RATING

D

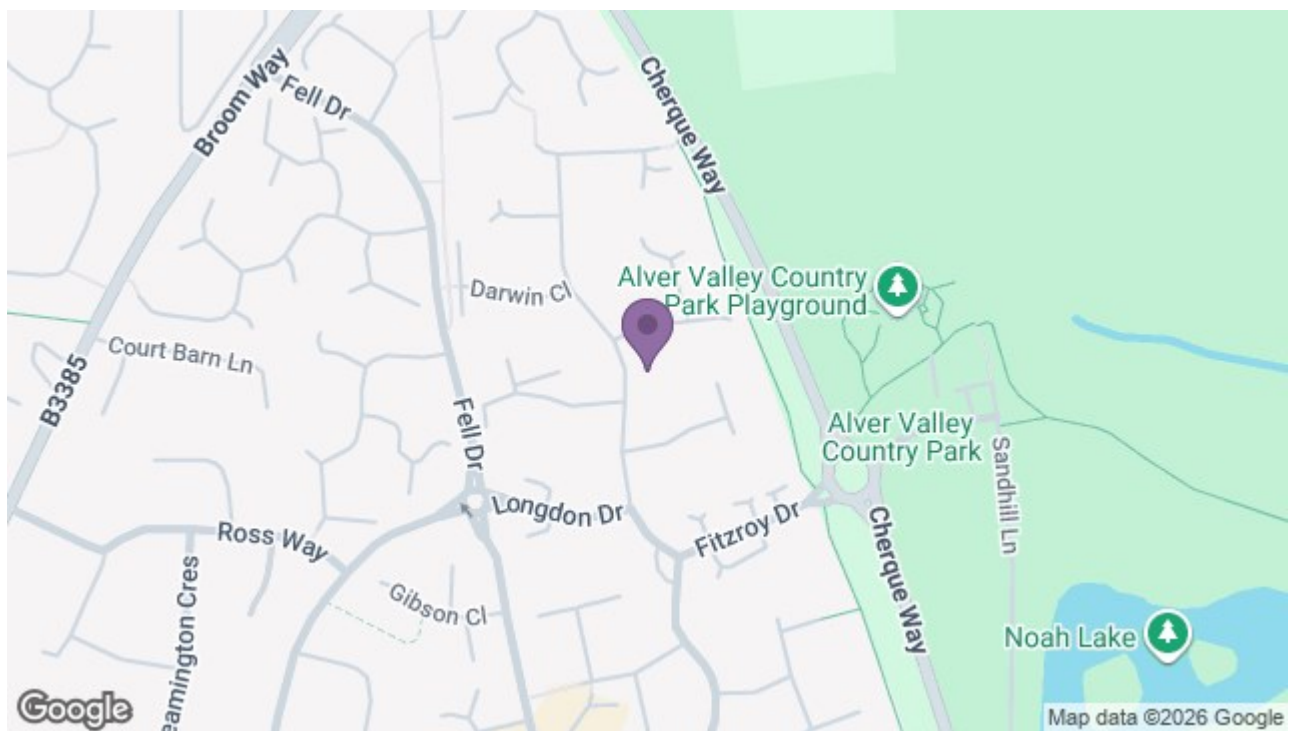
COUNCIL TAX BAND

E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		84
EU Directive 2002/91/EC		





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