

£1,100 PCM

Furze Court, Fareham PO16 7FP

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO PARKING SPACES
- ❖ TWO BEDROOMS
- ❖ OPEN PLANNED LIVING AREA
- ❖ MODERN BATHROOM
- ❖ UNFURNISHED
- ❖ NATURALLY DECORATED
- ❖ CLOSE TO FAREHAM CENTRE
- ❖ IMMEDIATE ACCESS TO M27
- ❖ BRIGHT AND AIRY
- ❖ AVAILABLE NOW

Welcome to Furze Court, a charming property located at Wickham Road in the town of Fareham. This delightful flat conversion offers a cosy retreat with its an open plan kitchen/diner/living area, two bedrooms, and a bathroom.

Situated in a convenient location, this property provides easy access to all amenities and transport links, making it ideal for those seeking a comfortable and well-connected living space.

One of the standout features of this

property is the two parking spaces, ensuring that you never have to worry about finding a place to park after a long day out.

Whether you're looking for a first home, a cosy retreat, or a smart investment opportunity, Furze Court has the potential to cater to your needs. Don't miss out on the chance to make this lovely property your own and enjoy the best of what Fareham has to offer.

Call today to arrange a viewing

01329756500

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

## Council Tax Band A

### Living/Kitchen

19'4" x 15'1" (5.9 x 4.6)

### Bedroom One

15'1" x 8'10" (4.6 x 2.7)

### Bedroom Two

15'1" x 8'10" (4.6 x 2.7)

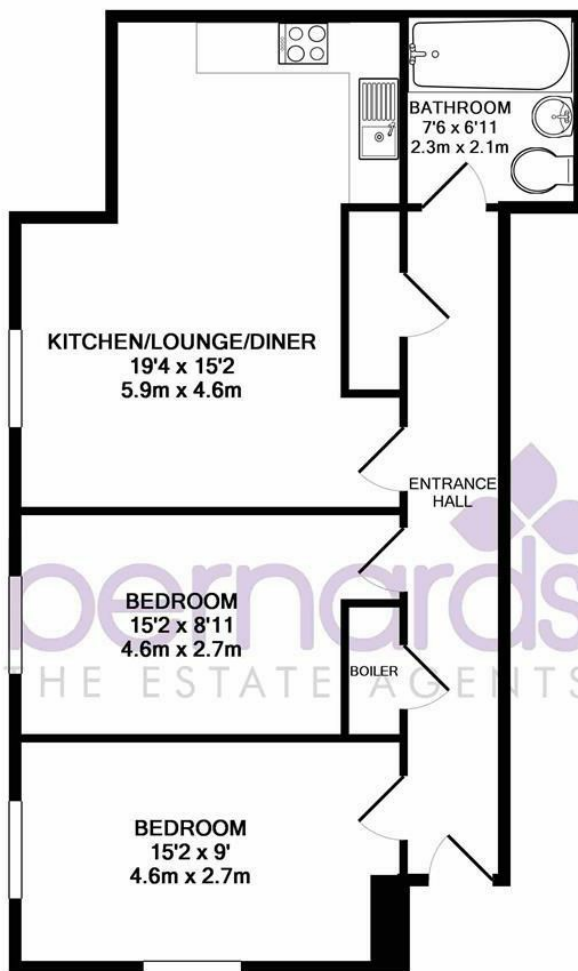
### Bathroom

7'6" x 6'10" (2.3 x 2.1)



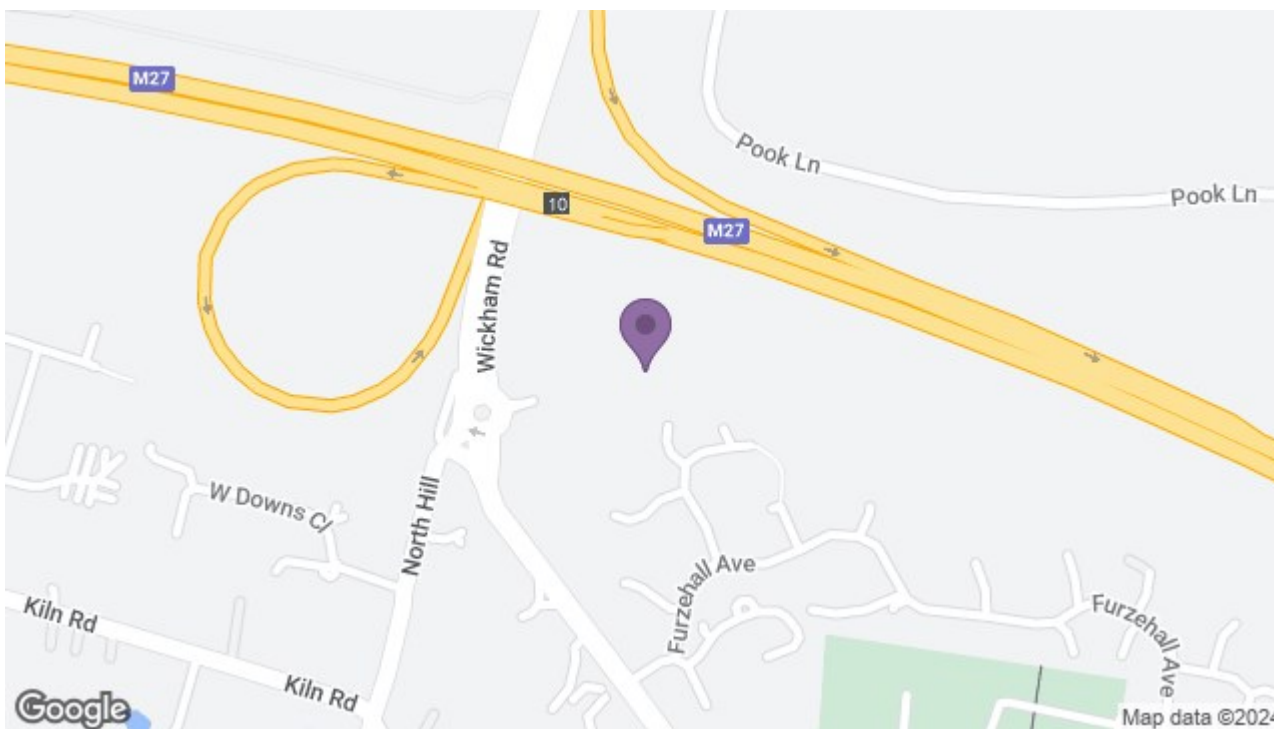
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 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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