

£1,200 PCM

York House, Fareham PO14 1PN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE AUGUST
- ❖ FIRST FLOOR APARTMENT
- ❖ TWO DOUBLE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ CENTRAL LOCATION
- ❖ OPEN PLAN LOUNGUE/DINER
- ❖ FITTED KITCHEN
- ❖ TWO BATHROOMS
- ❖ NEARBY TRANSPORT LINKS
- ❖ A MUST VIEW

We are delighted to bring to the market this spacious TWO bedroom first floor apartment in the sought after area of Fareham.

Just a short stroll from Fareham town centre, with fantastic transport links, this property would make the ideal rental home for anyone looking for high quality, modern, open plan living.

Two double bedrooms with an en-suite to the master along with a separate fitted bathroom add to the contemporary feel of the flat.

The property also boast allocated parking to the rear of the block.

Contact Bernards Now to book your viewing. 013 2975 6500

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

**Lounge**  
21'9" x 13'1" (6.63 x 4.01)

**Kitchen**  
10'1" x 9'8" (3.08 x 2.95)

**Bedroom One**  
12'11" x 10'5" (3.96 x 3.20)

**Ensuite**

**Bedroom Two**  
12'11" x 8'0" (3.96 x 2.45)

**Bathroom**  
7'1" x 5'10" (2.18 x 1.79)

**Council Tax C**

**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**

Tenancies entered prior to 01st June 2019 fees still payable:

Renewal £100 plus VAT

Releasing a Reference to new Agent or Landlord £25 plus VAT

Late fees for not paying rent on due date £25 plus Vat for every three days

New tenancies from 1st June 2019

Company Let £500 plus VAT

Change of agreement requested by tenant £50.00 including VAT

Late Fees-Interest charge is calculated at 3% above the Bank of England base rate.

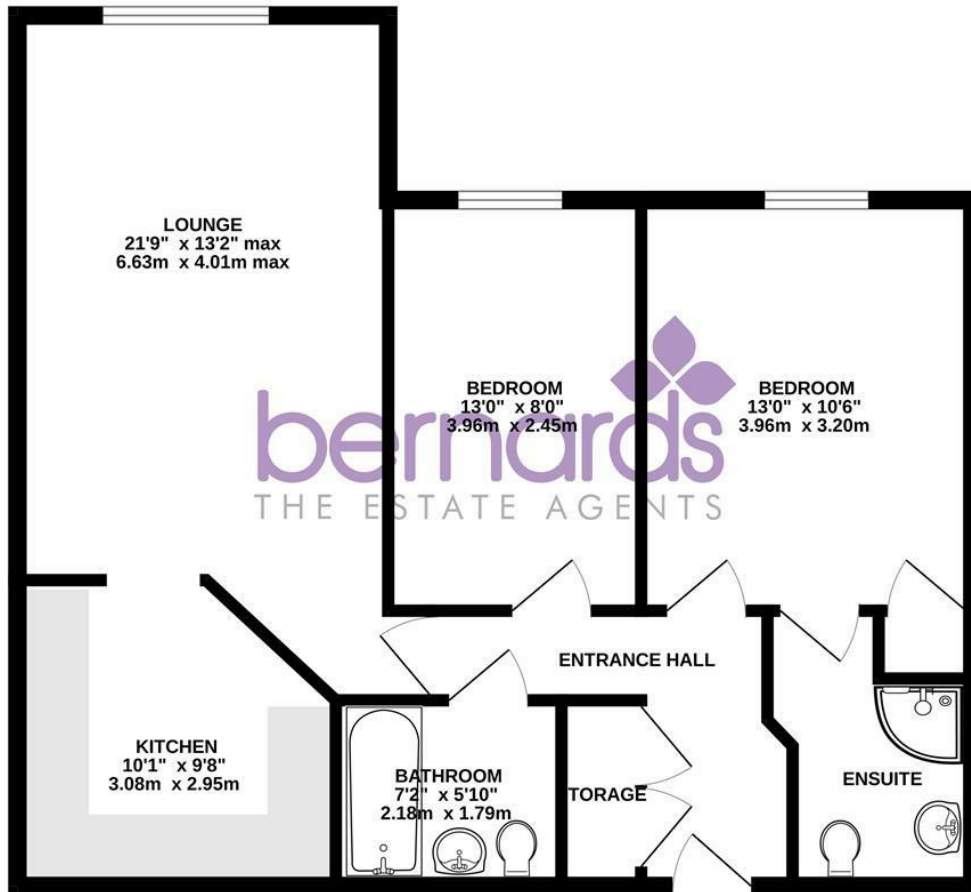
Early Vacation Fee- The landlords charge in advertising the property and the rent until a new tenant is found. This is capped at no more than the amount of rent owing for the outstanding rental period.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	82
(69-80) C			
(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	

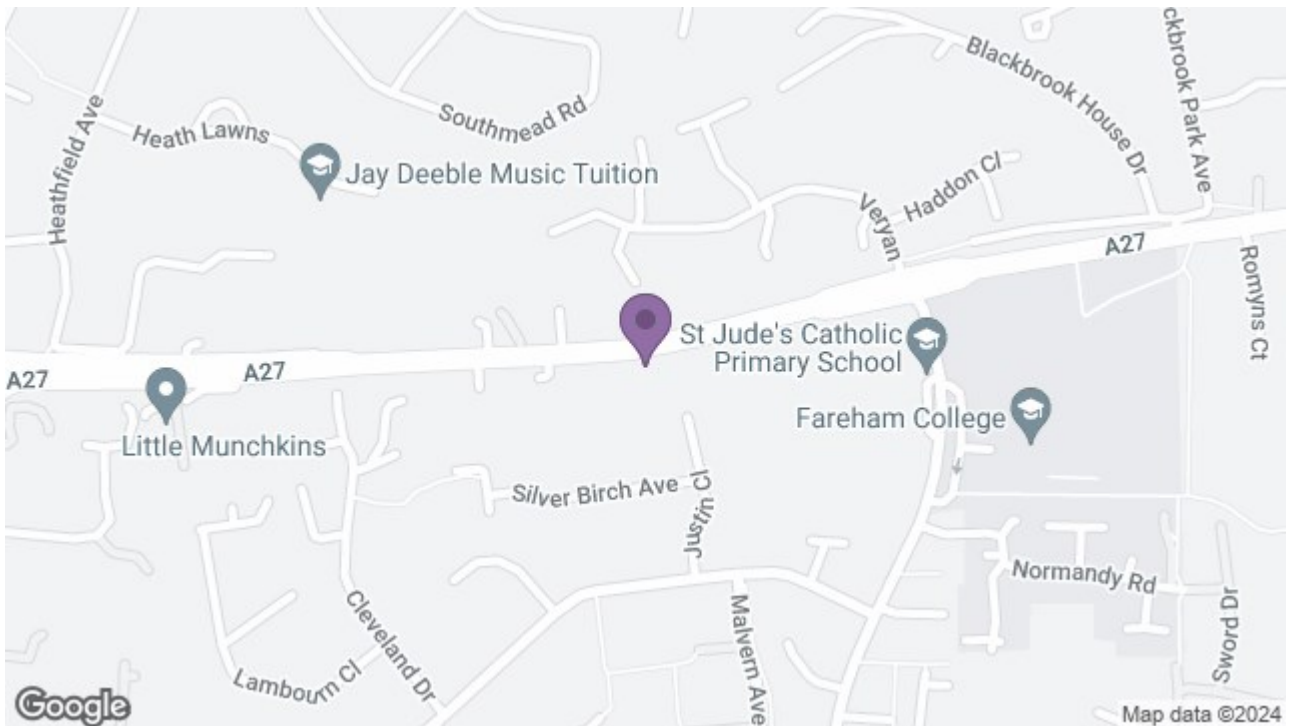


1ST FLOOR  
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA: 727 sq.ft. (67.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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