

£1,100 PCM

11, Mays Lane, Fareham PO14 2ER

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ALTERNATIVE DEPOSIT OPTION
- ❖ TWO BEDROOMS
- ❖ PARKING SPACE
- ❖ SEPERATE LIVING ROOM
- ❖ BATHROOM AND SEPERATE TOILET
- ❖ STUBBINGTON LOCATION
- ❖ CLOSE TO LOCAL VILLAGE
- ❖ LOCAL TRANSPORT LINKS
- ❖ COUNCIL TAX BAND B
- ❖ AVAILABLE NOW

ALTERNATIVE DEPOSIT OPTION

We are delighted to offer this two bedroom first floor flat to rent in Stubbington, Mays Lane is a short walk away from Stubbington Village, with local shops, coffee shops and great transport links.

The property offers a parking space to the front of the property and as you continue up the gravel drive to

your own entrance to the property.

The property comprises of two bedrooms, a bathroom with separate toilet and a study area that could equally be used as a dressing room.

Finishing off the first floor flat is a tiled kitchen and good size lounge with a fireplace.

This property is unfurnished and available now.

Call today to arrange a viewing

01329756500

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

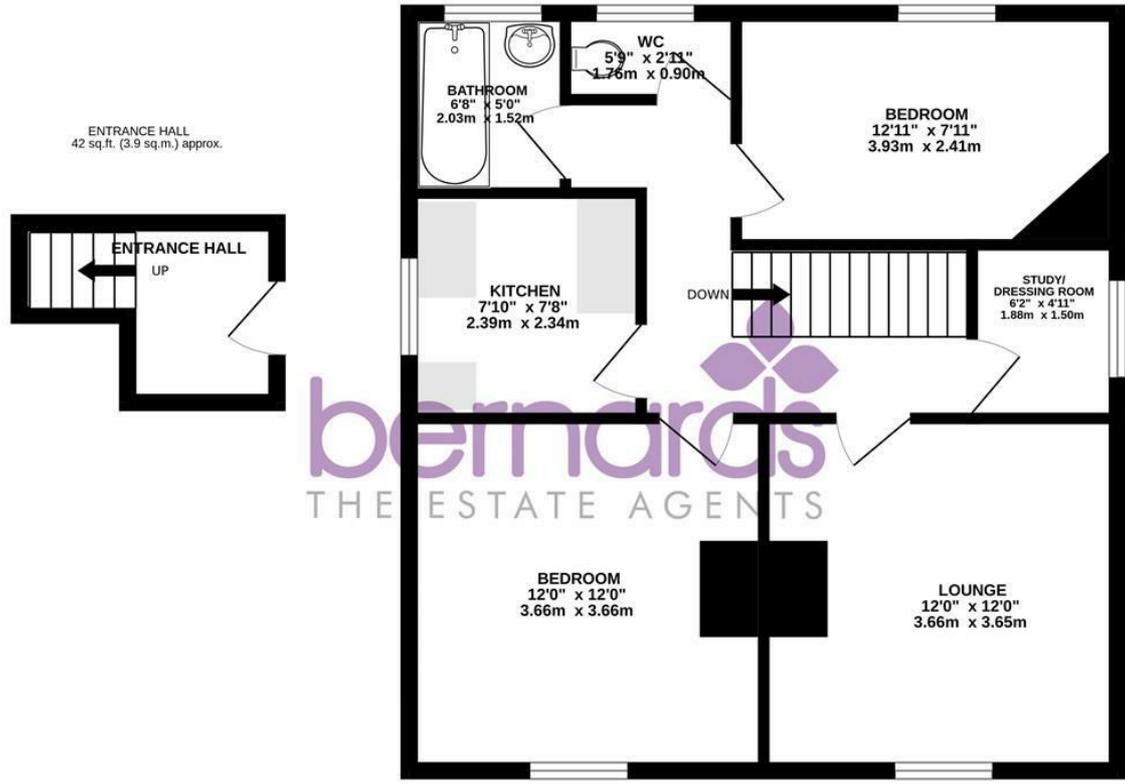
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

COUNCIL TAX BAND B



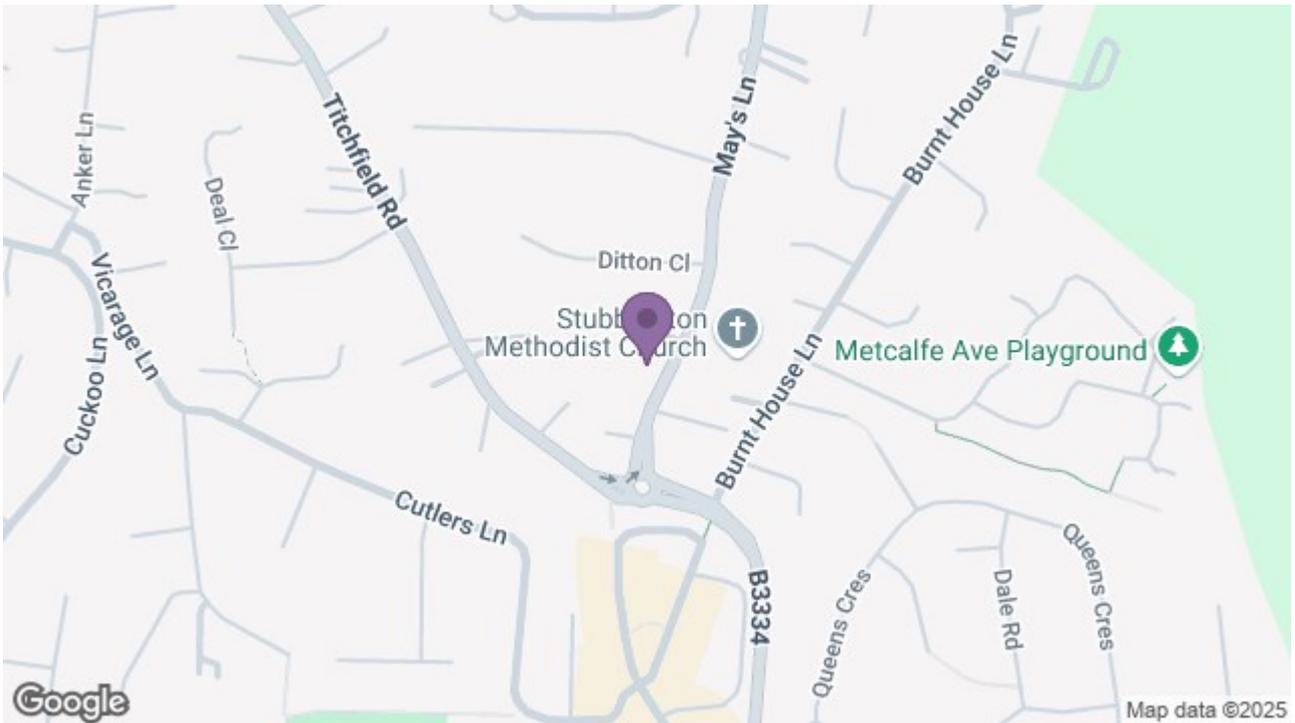
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 644 sq.ft. (59.8 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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