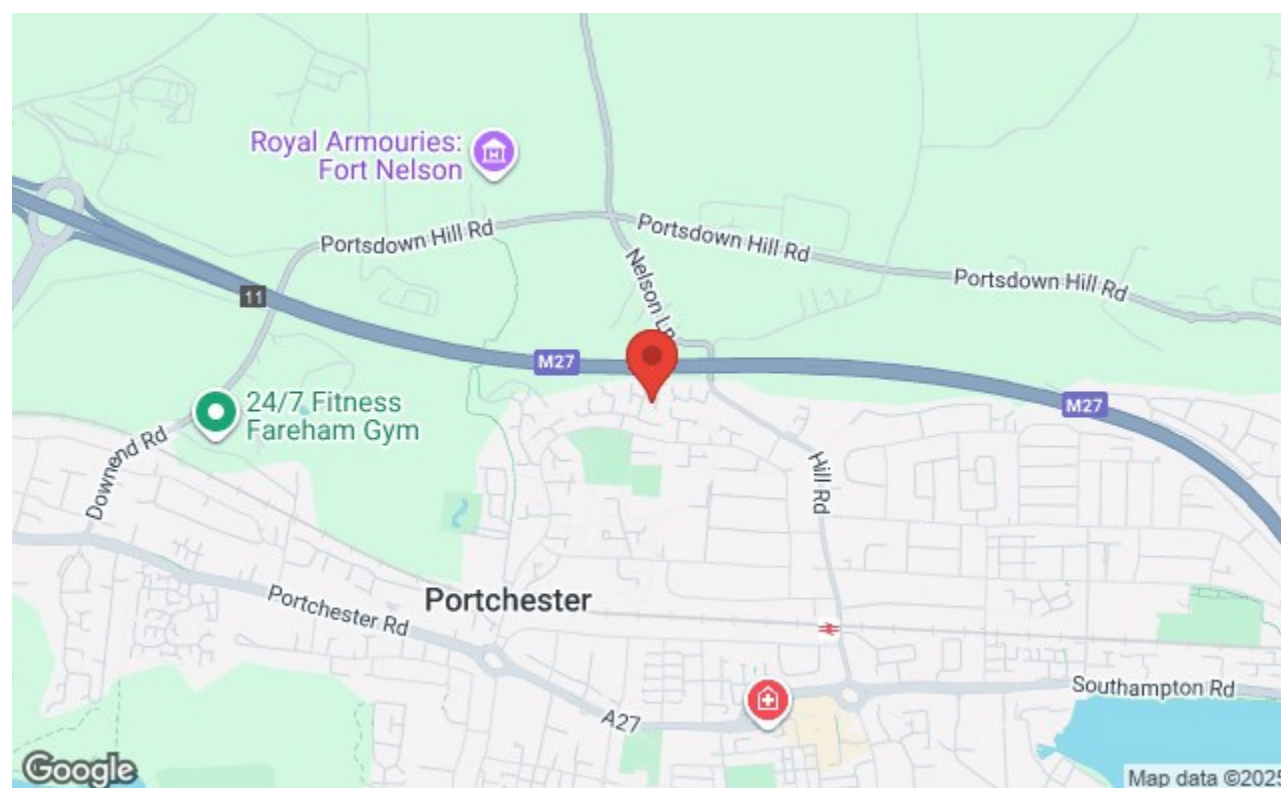




£850

Waltham Close, Fareham PO16 8EQ

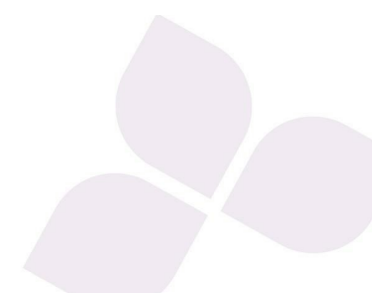
bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FIRST FLOOR
- ❖ ONE BEDROOM APARTMENT
- ❖ LARGE LOUNGE
- ❖ SOUGHT AFTER LOCATION
- ❖ PARKING
- ❖ PRIVATE ENTRANCE
- ❖ AVAILABLE MID OCTOBER
- ❖ QUIET LOCATION
- ❖ PORTCHESTER
- ❖

This spacious one-bedroom flat is situated on the first floor in a highly sought-after location, offering both comfort and convenience. The property features a generous lounge area, perfect for relaxing or entertaining, alongside a well-proportioned double bedroom that provides ample space for rest and storage. With parking available nearby and a peaceful residential setting, it's ideal for professionals looking to settle in a desirable neighbourhood. The flat will be available from mid-October, presenting a great opportunity to secure a well-located home in a competitive area.



Call today to arrange a viewing
01329756500
www.bernardsestates.co.uk

PROPERTY INFORMATION

TENANT FEES 2019

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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