# £1,700 Per Calendar Month

Newcombe Road, Southampton SO15 2FJ







## **HIGHLIGHTS**

- 4 BEDROOMS
- POLYGON

- STUDENT ACCOMMODATION
- 2 BATHROOMS
- ▲ LARGE KITCHEN
- SEPERATE LOUNGE
- PRIVATE GARDEN

Bernards Estate Agents are pleased to present this well-appointed 4-bedroom student house on Newcombe Road, Southampton.

The property is offering 4 spacious furnished bedrooms, a well-sized lounge, 1 bathroom, 1 shower room and a large kitchen/diner with white goods included.

Conveniently located for Solent University, public transport and local amenities.

Bills Inclusive option available.

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













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### PROPERTY INFORMATION

#### **Tenant Fee Act**

permitted payments.

the Tenant Fees Act 2019 means that in addition to rent, lettings agents can the event of the tenant's only charge tenants (or default of a tenancy anyone acting on the agreement; and tenant's behalf) the . following permitted payments under the payments:

- Holding deposits (a the relevant time. maximum of 1 week's
- · 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 As well as paying the rent, late payment of rent (up you may also be required to 3% above Bank of to make the following England's annual percentage rate);
- Reasonable costs for For properties in England, replacement of lost keys or other security devices;
  - · Contractual damages in
  - Any other permitted Tenant Fees Act 2019 and regulations applicable at

### 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 This will be checks. carried out at referencing stage. Please speak to a member of staff for acceptable Identification.















