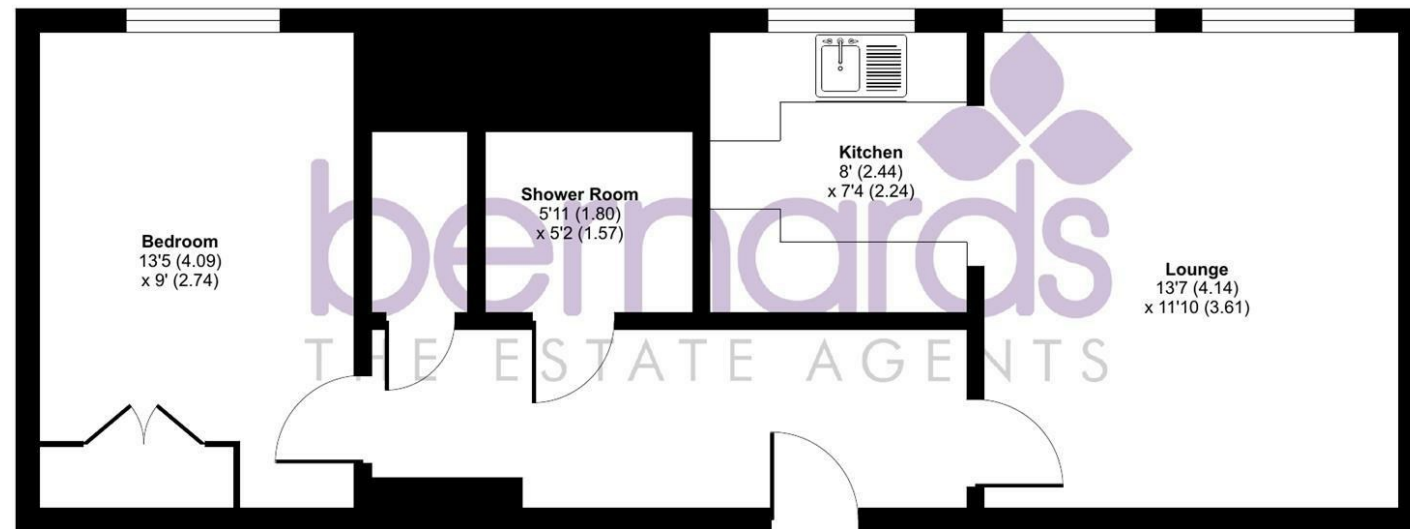


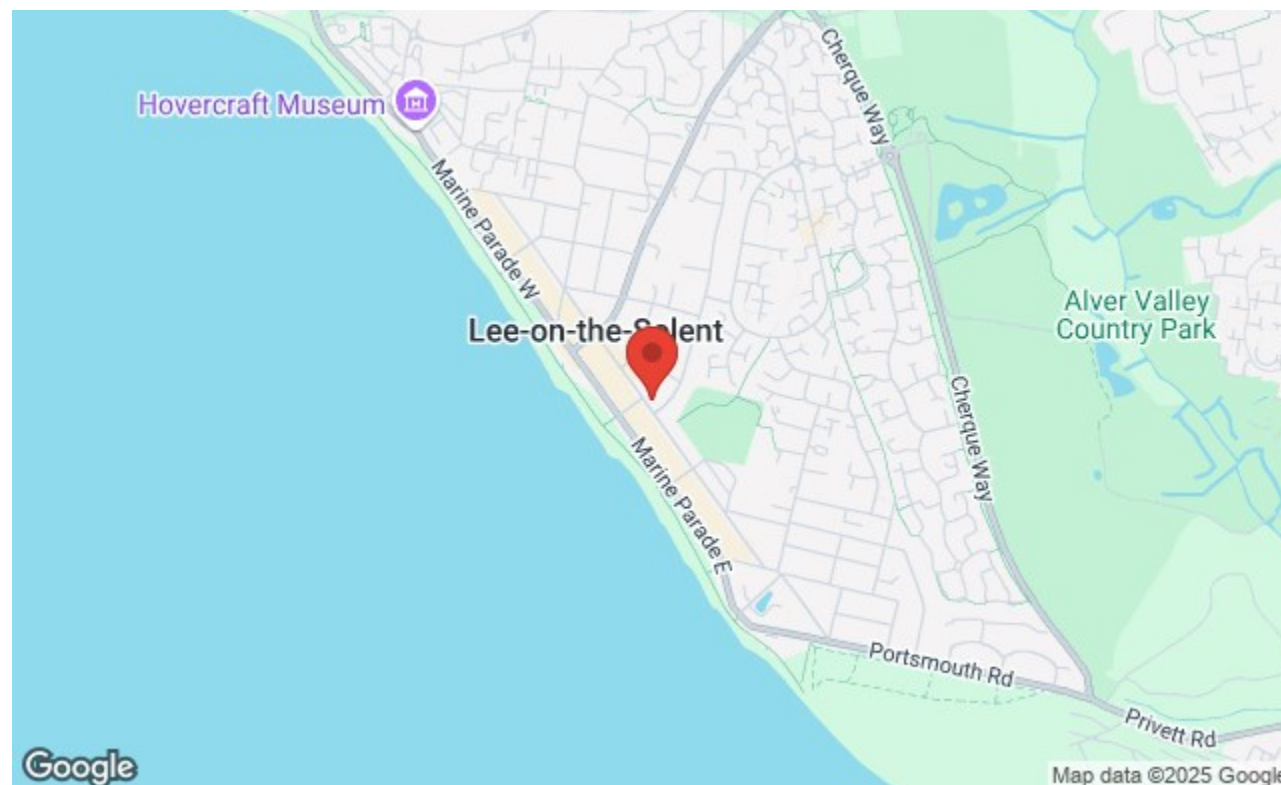
High Street, Lee-on-the-Solent, PO13

Approximate Area = 527 sq ft / 48.9 sq m
For identification only - Not to scale



GROUND FLOOR

This floor plan was constructed using measurements provided to © richcom 2025 by a third party.
Produced for Bernards Estate and Letting Agents Ltd. REF: 1268452



97 High Street, Gosport, PO12 1DS
t: 02392 004660



£950 Per Calendar Month

High Street, Lee-On-The-Solent PO13 9JD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT
- ❖ DOUBLE BEDROOM WITH FITTED WARDROBE
- ❖ FITTED KITCHEN WITH WHITE GOODS
- ❖ GOOD SIZE LOUNGE/DINER
- ❖ AVAILABLE NOW
- ❖ DOUBLE GLAZING & NEW ELECTRIC HEATING
- ❖ RESIDENTS CAR PARK
- ❖ OVER 60's
- ❖ COMMUNAL LOUNGE
- ❖ LEE ON THE SOLENT HIGH STREET LOCATION

Bernards are pleased to offer this charming top-floor retirement flat, ideally located on the High Street in the picturesque seaside town of Lee-On-The-Solent.

Just a short walk from local shops, bus routes, and the beach, residents can enjoy the vibrant community and coastal views. Inside, the flat features double glazing, updated electric heating, a fitted kitchen, spacious living room, modern shower room, and a double bedroom with ample storage.

Additional benefits include a car park and well-kept communal gardens. The property comes unfurnished is also available for immediate move-in.

This flat offers a great opportunity for comfortable, low-maintenance living in a sought-after location.

Contact us today to arrange a viewing!

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

13'6" x 11'10" (4.14 x 3.61)

KITCHEN

8'0" x 7'4" (2.44 x 2.24)

BEDROOM

13'5" x 8'11" (4.09 x 2.74)

SHOWER ROOM

5'10" x 5'1" (1.80 x 1.57)

COMMUNAL FACILITIES

Communal Lounge, Laundry & Gardens

AGENTS NOTES

The electric storage heaters are Economy 7 and have been replaced in the last two and a half years.
The water tank and Velux windows have also been replaced recently.

TENANT FEES

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		
(81-91) B		
(69-80) C	71	71
(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	



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