

£1,300 Per Calendar Month

Twyford Road, Eastleigh SO50 4HJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- FULLY REFURBISHED TWO BEDROOM MAISONETTE
- MODERN BATHROOM WITH SEPERATE W/C
- AMPLE STORAGE
- SPLIT LEVEL DESIGN
- SHARED GARDEN
- WITHIN WALKING DISTANCE OF THE TRAIN STATION
- ON ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND A
- AVAILABLE FOR AN IMMEDIATE MOVE IN

Beautifully Refurbished Two-Bedroom Maisonette with Shared Garden

Available to let is this stunning, fully refurbished maisonette arranged over two floors, offering modern living in a well-designed space.

The property features two spacious double bedrooms, a stylish bathroom, and a separate W/C for added convenience.

Finished to a high standard throughout, this maisonette combines comfort and functionality and is conveniently located within close walking distance to a shopping centre and train station, the property offers excellent access to local amenities and transport links.

Early viewing is highly recommended.

Call today to arrange a viewing  
02392 004660  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## RIGHT TO RENT

### 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.

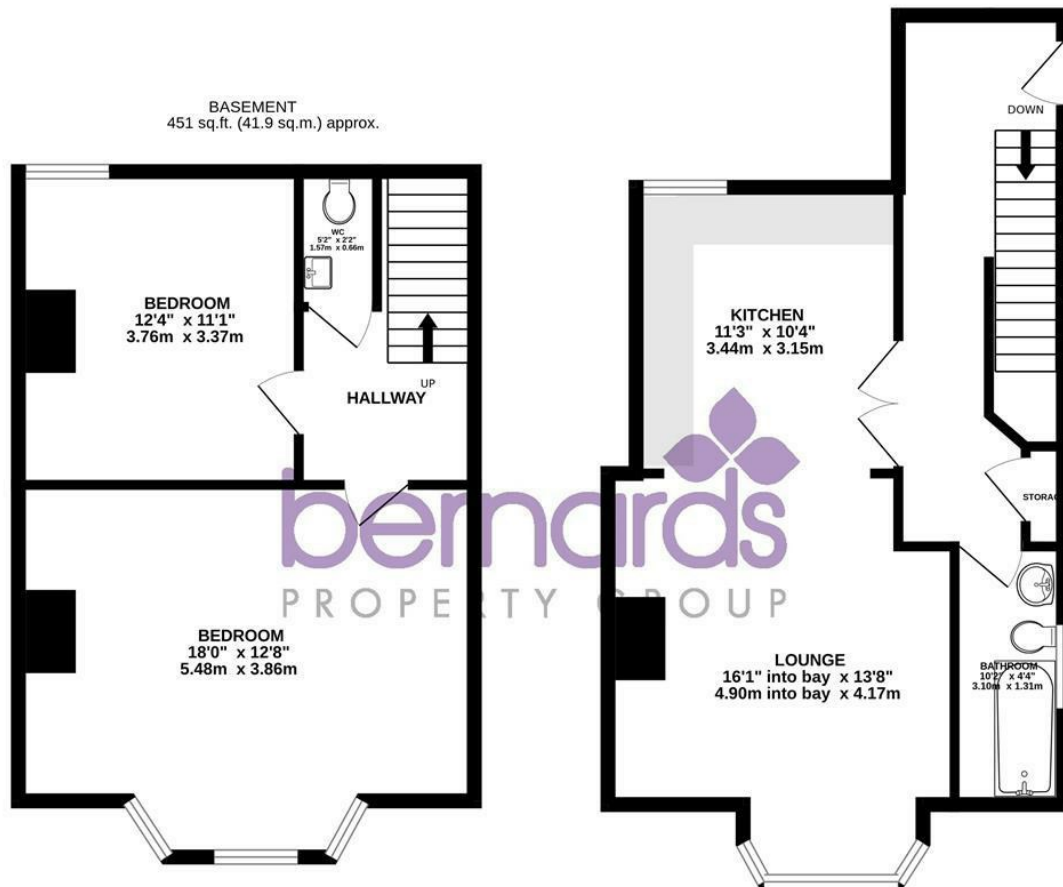


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	72	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



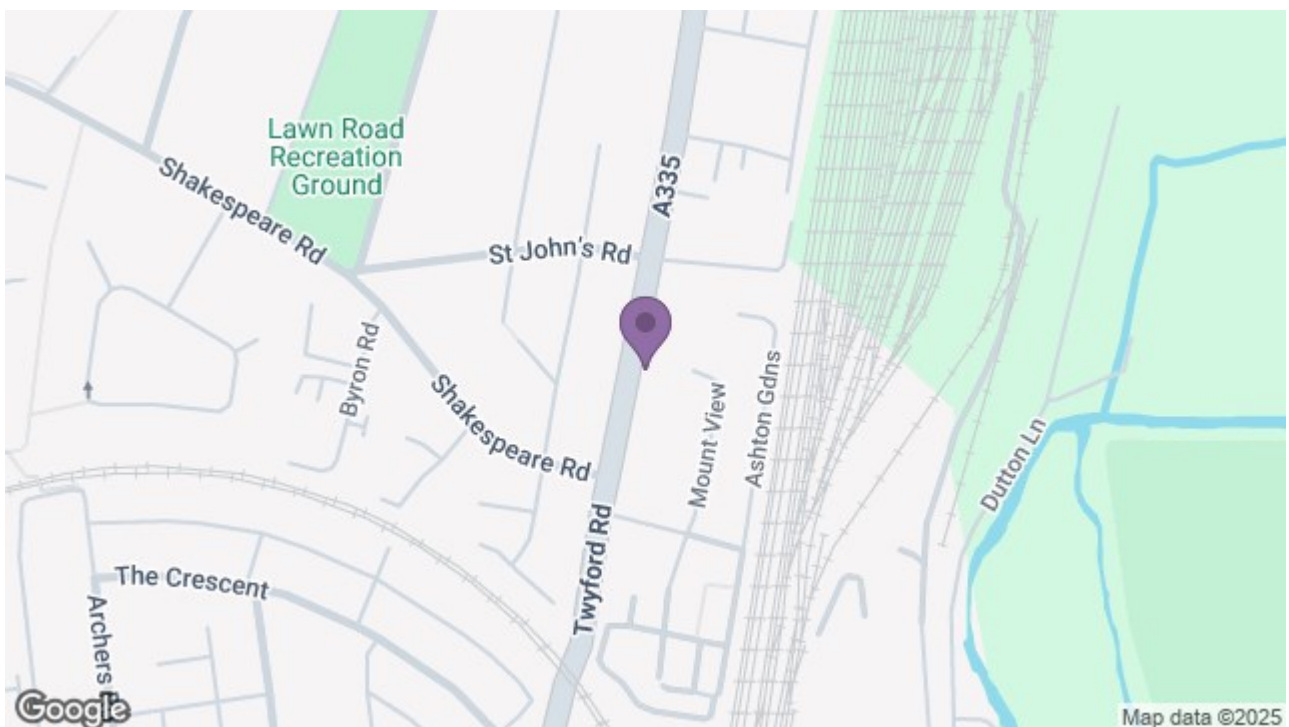


GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 933 sq.ft. (86.7 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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