

**TO LET**

£700 PCM

Trefoil Close, Waterlooville PO7 8HB



1 bed 1 bath 1 living

### HIGHLIGHTS

- ❖ FIRST FLOOR STUDIO
- ❖ LONG TERM
- ❖ ALLOCATED PARKING
- ❖ KITCHEN
- ❖ UTILITY SPACE
- ❖ SHOWER ROOM
- ❖ DOUBLE GLAZED
- ❖ GREAT LOCATION
- ❖ PRIVATE ENTRANCE
- ❖ AVAILABLE MAY 2024

Attractive first floor studio kitchen units, with laminate worksurfaces, sink and drainer, and ample parking, located in a quiet leafy cul-de-sac with easy access in to Waterlooville.

Front Door - Opening in to small ground floor entrance hall with stairs leading to the apartment.

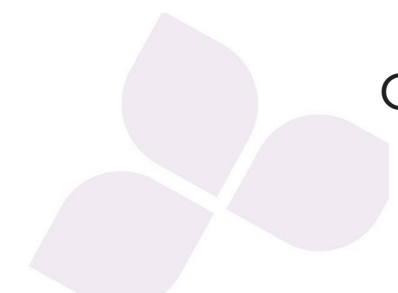
Utility Area - Built in double wardrobe and single cupboard with shelving. Space for washing machine.

Living Space - A bright and airy space with woodland outlook, open entrance in to kitchen and door to shower room.

Exterior Store - Located next to the front door offering private storage space.

Kitchen - Matching beech style

Nelson House 47 London Road, Waterlooville, Hants, PO7 7EX  
t: 02392 232 888



Call today to arrange a viewing  
02392 232 888  
www.bernardsestates.co.uk





# PROPERTY INFORMATION

## REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

## COUNCIL TAX BAND

The local authority is Havant borough council. BAND : A

## 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 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 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		53	73



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