

TOTAL FLOOR AREA : 734 sq.ft. (68.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans 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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£1,200 PCM

29 East Street, Havant PO9 1ES



HIGHLIGHTS

- ❖ ALLOCATED PARKING
- ❖ TWO BEDROOMS
- ❖ SEPERATE LIVING ROOM
- ❖ MODERN FITTED KITCHEN
- ❖ UNFURNISHED
- ❖ CLOSE TO LOCAL SHOPS
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ MAISONETTE
- ❖ AVAILABLE END OF JULY
- ❖ A MUST VIEW

Welcome to East Street, Havant - a charming maisonette that exudes comfort and convenience. This delightful property boasts two cosy bedrooms, perfect for a couple or those in need of a guest room or home office. The new kitchen installed in 2023 adds a modern touch, making meal preparations a joy.

As you step inside, you'll be greeted by a separate living room, ideal for relaxing after a long day or entertaining guests. The allocated parking space

ensures you'll never have to worry about finding a spot after a busy day out.

Conveniently located close to shops, this property offers the best of both worlds - a peaceful retreat to call home while still being within easy reach of amenities. Don't miss out on the opportunity to make this lovely maisonette your own. Contact us today to arrange a viewing and take the first step towards your new home in Havant.

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



PROPERTY INFORMATION

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.

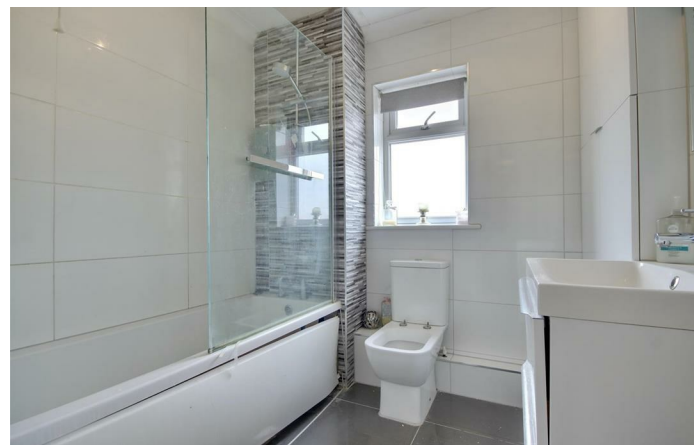
TENANT FEES ACT 2019

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 e.g. 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		76
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
Not energy efficient - higher running costs			
(1-20)	G		

England & Wales EU Directive 2002/91/EC



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