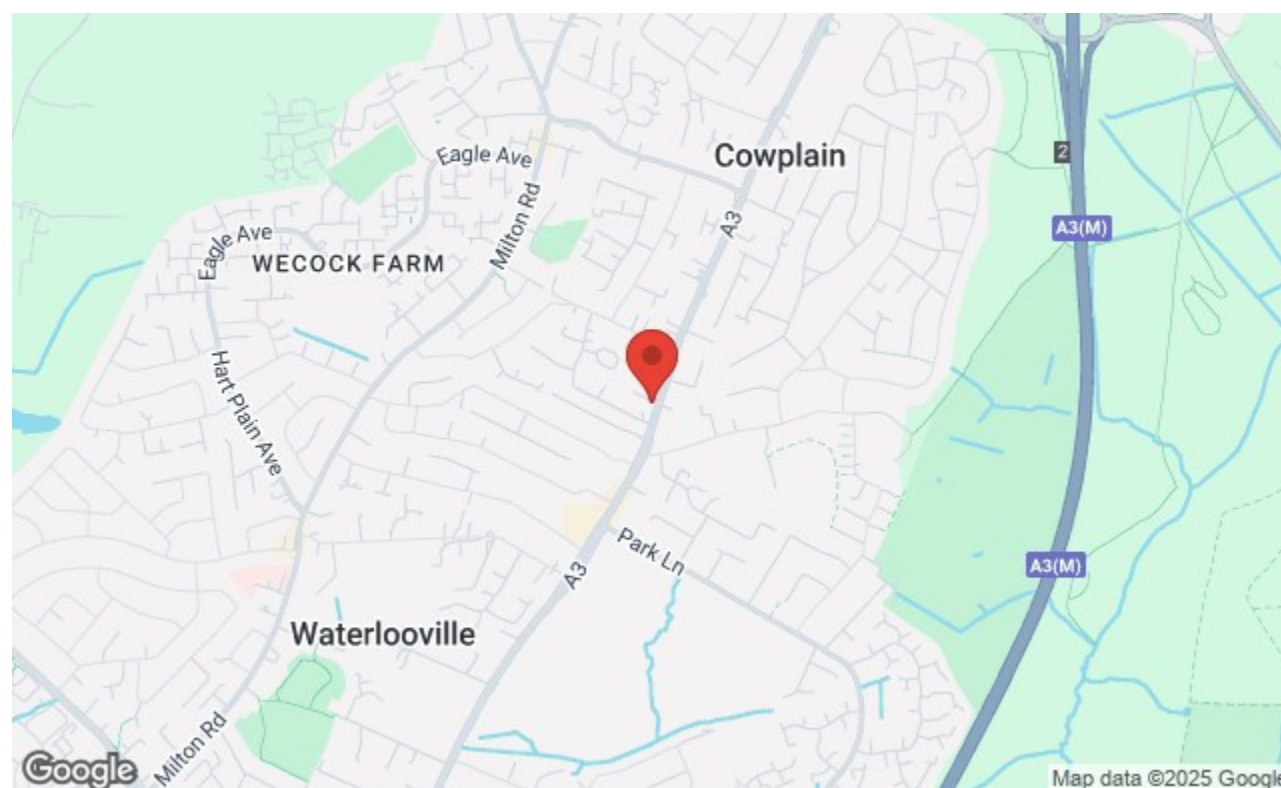


TOTAL FLOOR AREA : 489 sq.ft. (45.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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Nelson House 47 London Road, Waterloo, Hants, PO7 7EX  
t: 02392 232 888



£1,000 Per Calendar Month

London Road, Cowplain PO8 8XJ

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE NOW!
- ❖ 2 BEDROOMS
- ❖ FIRST FLOOR
- ❖ UNFRUNISHED
- ❖ WHITE GOODS INCLUDED
- ❖ ALLOCATED PARKING
- ❖ SHOWER ROOM
- ❖ FITTED KITCHEN
- ❖ ELECTRIC HEATING
- ❖ EPC RATING C

Bernards Estates are proud to present this modern 2 bedroom, first floor flat in Cowplain, Waterloo.

With two double bedrooms, this property is perfect for individuals or couples seeking a comfortable home.

The property comprises of two well sized bedrooms, kitchen, living room and a storage room, designed to create a warm and inviting atmosphere. The kitchen is equipped with modern appliances, making it a joy to cook and dine. White goods are included, fridge freezer and a washer-dryer as well.

The flat features a shower room,

thoughtfully designed to cater to your daily needs. The property also benefits from a designated parking space for one vehicle. (no commercials - Sorry!)

Located in Cowplain, you will find yourself within easy reach of local amenities, motorways, schools, and parks making it an excellent choice for anyone.

This floor flat is not only a practical choice but also a stylish one, making it a must-see for anyone looking to settle in this desirable part of Waterloo. Don't miss the opportunity to make this lovely flat your new home.

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





# PROPERTY INFORMATION

- HALLWAY
- BATHROOM
- BEDROOM 1
- BEDROOM 2
- KITCHEN
- STORE ROOM
- LIVING ROOM

## COUNCIL TAX BAND

The local authority is Havant borough council. BAND : A

## 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		
(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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