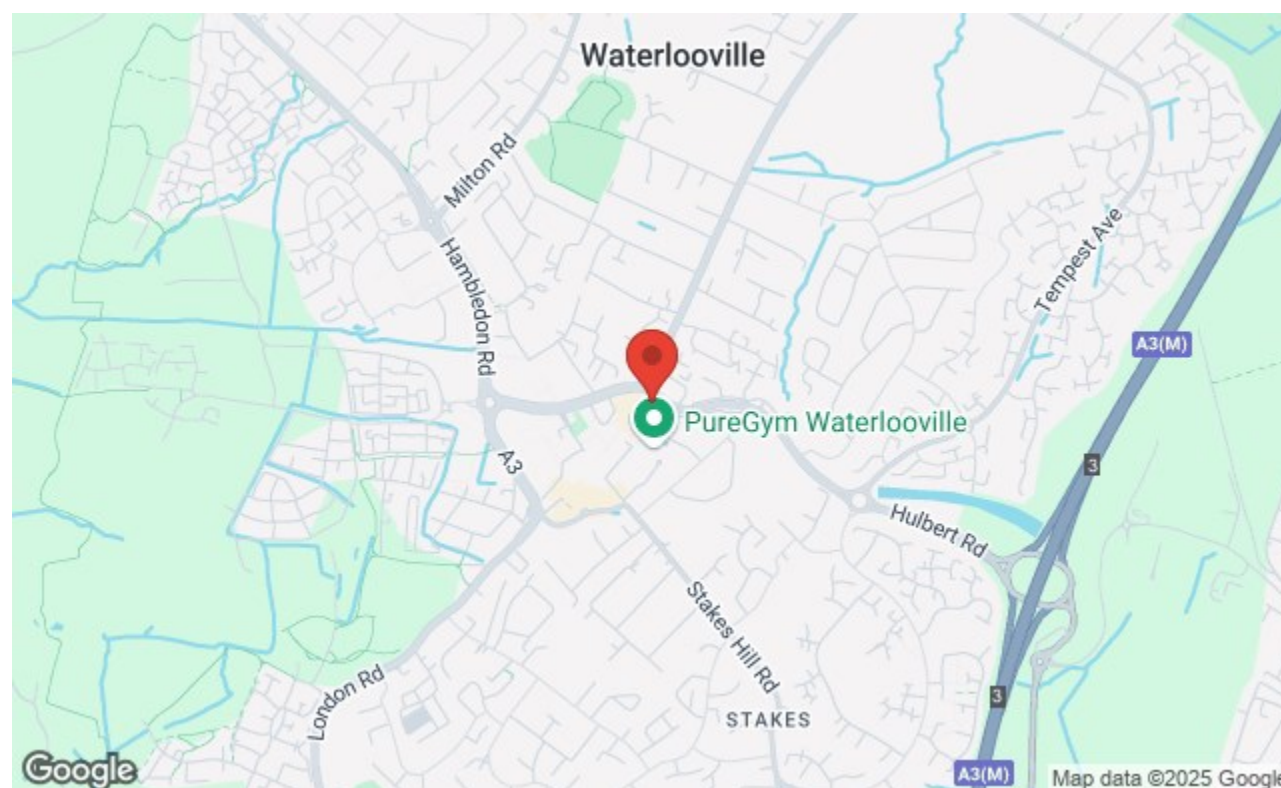




£900 PCM

Raebarn House, Waterlooville PO7 7FH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE EARLY JUNE
- ❖ NEW FLOORING THROUGHOUT
- ❖ REFURBISHED
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO SHOPS AND AMENITIES
- ❖ IDEAL FOR A COUPLE OR SINGLE OCCUPANT
- ❖ GAS CENTRAL HEATING
- ❖ GROUND FLOOR
- ❖ MODERN
- ❖ LONG TERM

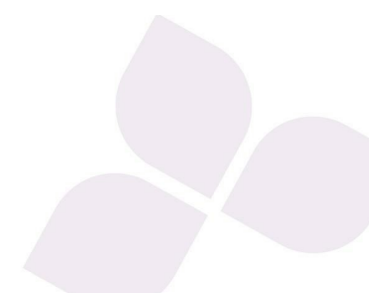
Bernards are delighted to bring to the market a bright and airy one bedroom apartment located in the heart of Waterlooville.

The property comprises of a large living space, separate kitchen diner and a spacious double bedroom and great sized bathroom.

Other benefits include gas central heating and double glazing, brilliant access to bus routes and the town centre.

CALL NOW TO ARRANGE A VIEWING!

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

HALLWAY

BEDROOM

LIVING ROOM

KITCHEN

BATHROOM

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

- (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	76	78
EU Directive 2002/91/EC		



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