



TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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, Waterlooville, Hants, PO7 7EX
t: 02392 232 888



£900 PCM

London Road, Waterlooville PO7 7EX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ PURPOSE BUILT FLAT
- ❖ TWO BEDROOMS
- ❖ FITTED KITCHEN
- ❖ CENTRAL LOCATION
- ❖ DOUBLE GLAZING
- ❖ ELECTRIC HEATING
- ❖ FITTED BATHROOM
- ❖ NEUTRALLY DECORATED
- ❖ CALL NOW TO VIEW
- ❖ AVAILABLE END OF JUNE

Nestled in the heart of Waterlooville, this charming top floor flat on London Road. With two well-proportioned bedrooms, this purpose-built flat is perfect for individuals or small families seeking comfort and convenience.

The property features a spacious reception room, ideal for relaxation or entertaining guests. The electric heating ensures a warm and inviting atmosphere throughout the year. Ample storage solutions are available, allowing you to keep your living space tidy and organised.

Included in the rental are essential

white goods, making this flat a practical choice for those looking to move in with ease. The location is superb, placing you within easy reach of local amenities, shops, and transport links, making daily life both convenient and enjoyable.

This flat presents an excellent opportunity for working professionals / couples. Don't miss your chance to make this lovely property your new home.

Call us now to arrange a viewing!

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02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

OUTSIDE FRONT

Entrance to communal hall via side entrance, stairs to all floors.

ENTRANCE HALL

Smooth ceiling, storage cupboard, doors to accommodation.

BATHROOM

Smooth ceiling, low flush WC, pedestal wash hand basin, panel enclosed bath with shower over, tiled splash back.

BEDROOM ONE

11'10 x 10'6 (3.61m x 3.20m)

Smooth ceiling, double glazed window to rear aspect, wall mounted electric heater, built in wardrobes.

BEDROOM TWO

10'6 x 9 (3.20m x 2.74m)

Smooth ceiling, double glazed window to rear aspect, wall mounted electric heater, built in wardrobes.

LOUNGE

12'11 x 14'3 (3.94m x 4.34m)

Smooth ceiling, double glazed window to rear aspect, wall mounted electric heater, opening to kitchen.

KITCHEN

11'6 x 6'9 (3.51m x 2.06m)

Smooth ceiling, range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated washing machine, electric cooker and hob with extractor over, tiled splash back.

COUNCIL TAX BAND

The local authority is Havant borough council. BAND :A

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.

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 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	67	77
EU Directive 2002/91/EC		



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