



£650 PCM

Park Road, Waterlooville PO7 5ES

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ALL BILLS INCLUDED
- ❖ CLOSE TO QA HOSPITAL
- ❖ FULLY FURNISHED
- ❖ HOUSE SHARE
- ❖ BUNGALOW
- ❖ WIFI INCLUDED
- ❖ FULLY FITTED KITCHEN
- ❖ PARKING
- ❖ AVAILABLE NOW
- ❖

Spacious Furnished Double Room
– All Bills Included

All bills are included. Single occupancy only.

Bright double room available in a friendly bungalow just minutes from QA Hospital, Cosham.

Ideal for a professional seeking a convenient, well-connected location.

The room comes equipped with a double bed, chest of drawers, coffee table, wardrobe and a smart TV.

Call us now to arrange a viewing!

The room has direct access to the garden and there is also off road parking for one car.

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

- BEDROOM
- KITCHEN
- SHOWER ROOM
- GARDEN
- CONSERVATORY
- 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	



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

