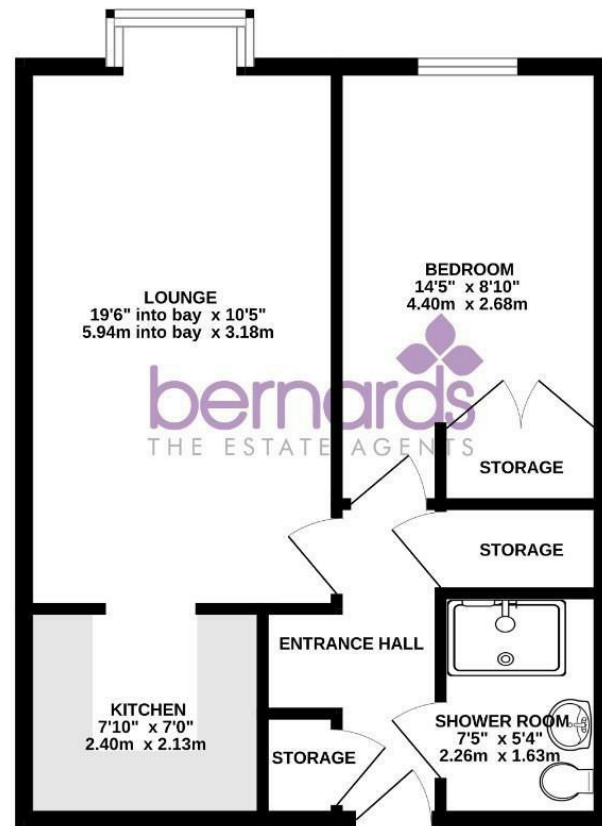


GROUND FLOOR  
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 482 sq.ft. (44.8 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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£950 Per Calendar Month

Holman Close, Waterloooville PO8 8HD

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## HIGHLIGHTS

- ❖ GROUND FLOOR
- ❖ RETIREMENT APARTMENT
- ❖ ONE DOUBLE BEDROOM
- ❖ OVER 55 ONLY
- ❖ NEW CARPETS
- ❖ MODERN KITCHEN
- ❖ SPACIOUS BATHROOM
- ❖ COMMUAL FACILITIES
- ❖ CLOSE TO AMENITIES
- ❖ AVAILABLE NOW

### GROUND FLOOR RETIREMENT APARTMENT- OVER 55's ONLY

We are pleased to present this one-bedroom ground floor apartment in Dene Court, Cowplain, an exclusive development for residents aged 55 and over. The property enjoys a peaceful outlook across the communal gardens, creating a calm and welcoming setting.

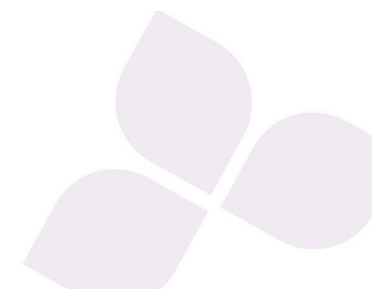
Inside, the apartment offers a bright and airy living space with neutral decor and newly fitted carpets. Accommodation includes a comfortable double bedroom, a good-sized living/dining area with

adjoining kitchen, plus the added benefit of access to a communal lounge and laundry facilities for residents.

Dene Court is ideally located, with excellent bus routes to Gunwharf, Southsea, and Petersfield, while the Oaks Medical Centre and pharmacy are only a short walk away.

For peace of mind, the building is warden-controlled and has a front desk staffed during working hours.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**LOUNGE**  
10'5" x 19'6" into bay (3.18m x 5.94m into bay)

**KITCHEN**  
7'10" x 7' (2.39m x 2.13m)

**BATHROOM**  
7'5" x 5'4" (2.26m' x 1.63m)

**BEDROOM**  
14'5" x 8'10" (4.39m x 2.69m)

**TENANT FEES**

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

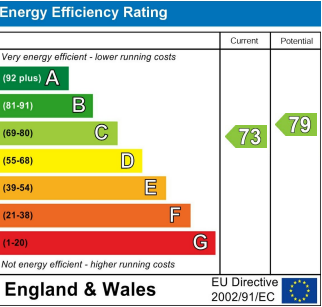
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.



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