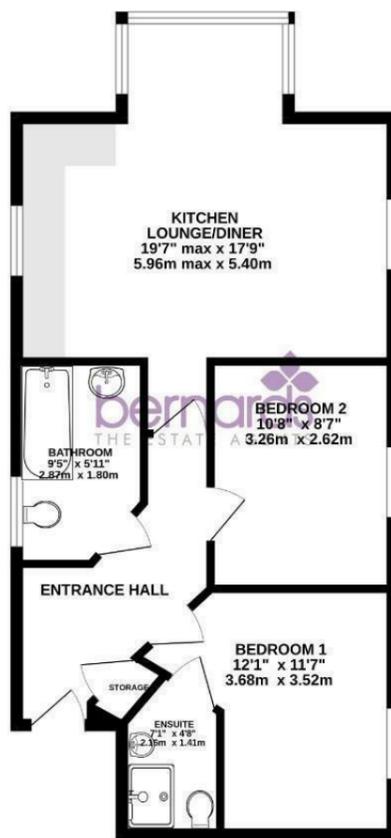
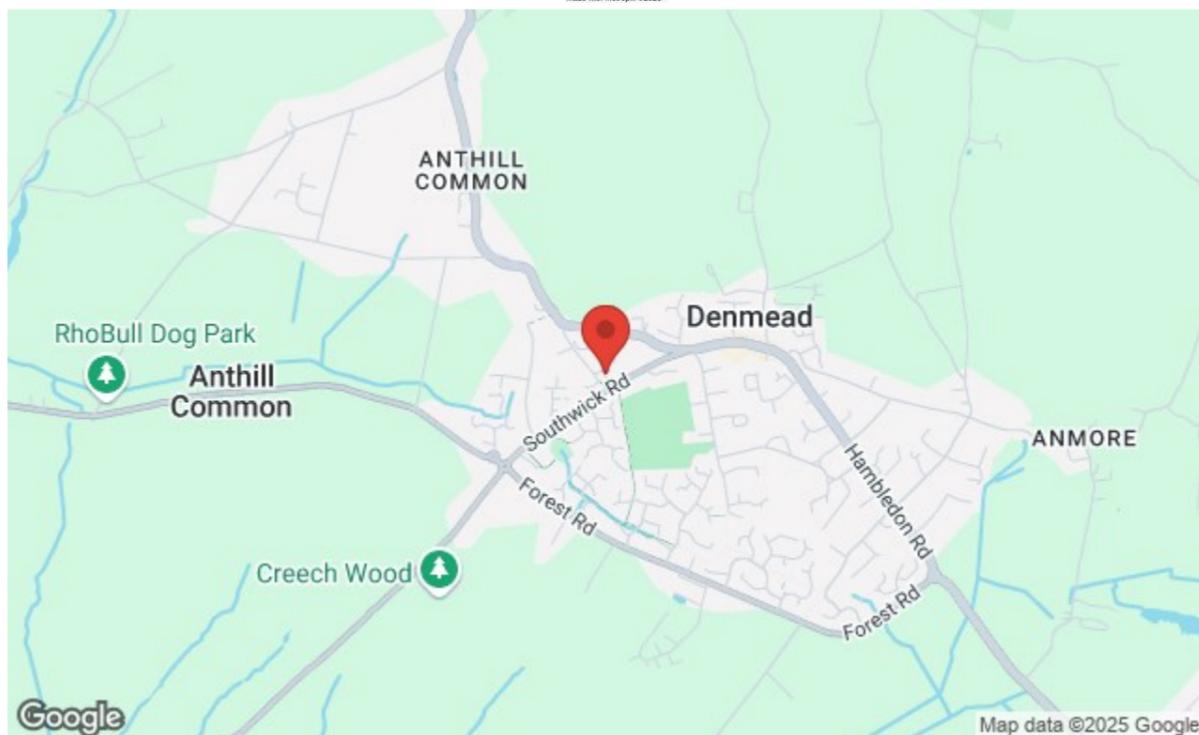


1ST FLOOR  
608 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.4 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.  
Made with Metropic (2025)



£1,000 PCM

St. Georges Road, Waterlooville PO7 6FT



## HIGHLIGHTS

- ❖ AVAILABLE NOW
- ❖ TWO BEDROOM FLAT
- ❖ DENMEAD LOCATION
- ❖ ALLOCATED PARKING
- ❖ 6 MONTHS TENANCY
- ❖ DOUBLE GLAZING
- ❖ UNFURNISHED
- ❖ OPEN PLANNED LIVING
- ❖ A MUST VIEW
- ❖ GAS CENTRAL HEATING

6 MONTHS ONLY TENANCY

Nestled on the St Georges Road in Denmead, this purpose-built flat offers a delightful living space perfect for those seeking comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for a serene retreat.

The flat features a spacious reception room, providing a welcoming area for relaxation and entertainment. The interiors are neutrally decorated, allowing for a personal touch to be added with

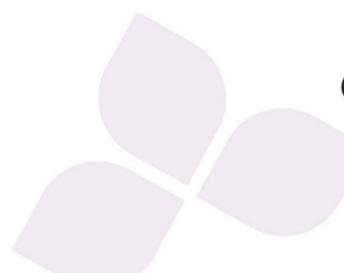
your own furnishings and decor. The property boasts two bathrooms, ensuring ample facilities for residents and guests alike.

For those with a vehicle, the flat includes parking for one car, a valuable asset in this desirable location. The property is offered unfurnished, giving you the freedom to create a home that reflects your style and preferences.

Available from May, this flat presents an excellent opportunity for anyone looking for a peaceful community while still being within easy reach of local amenities.

Call us 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

## ENTRANCE HALL

**KITCHEN/LOUNGE**  
19'6" x 17'8" (5.96 x 5.40)

**MASTER BEDROOM**  
11'8" x 11'6" (3.58 x 3.52)

**ENSUITE**  
7'1" x 4'7" (2.16 x 1.41)

**BEDROOM TWO**  
10'8" x 8'7" (3.26 x 2.62)

**BATHROOM**  
9'4" x 5'11" (2.87 x 1.81)

## 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.

## 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                                   |  | 50                      | 50        |
| (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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[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

