



Chambers
Sales and Lettings

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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Stubbington

4a Milvil Road Lee-On-The-Solent PO13 9LX

£950 PCM



This well presented two bedroom second floor apartment with views of the Solent & Isle of Wight is ideally situated close to local shops and amenities in the High Street. The property comprises an entrance hall, open plan lounge/kitchen with French doors opening onto a balcony, one double bedroom, one single bedroom and bathroom. There is no allocated parking for the flat. Available from mid May. Call our office on 01329 665700 to book a viewing!

About the mobile and broadband checker ([en-gb/about-checker](https://www.ofcom.gov.uk/about-checker/))

View broadband availability

Use of this checker is subject to [Ofcom's terms of use](https://www.ofcom.gov.uk/about-ofcom/terms-conditions/) (<https://www.ofcom.gov.uk/about-ofcom/terms-conditions/>)

Please enter your postcode to see the broadband services that are present at your location, or click the button to enable the site to find your location

PO139LX

Change Location

4A, MILVIL ROAD

The speeds indicated on the checker are the fastest estimated speeds predicted by the network operator(s) providing services in this area. Actual service availability at a property or speeds received may be different. [More information](https://checker.ofcom.gov.uk/en-gb/about-checker/) (<https://checker.ofcom.gov.uk/en-gb/about-checker/>).

The table shows the predicted broadband services in your area.

Broadband type	Highest available download speed	Highest available upload speed	Availability
Standard	17 Mbps (Megabits per second)	1 Mbps (Megabits per second)	□



Brief Agency Fees

Rent £950.00

Deposit £1096.15

Holding Deposit £219.23

Pets are not permitted.

A holding deposit equal to one weeks rent will be required to commence a tenancy application along with submitting our completed Pre-Tenancy Form. Under normal circumstances this holding deposit is fully refundable should the landlord or agent choose not to proceed with the tenancy. However if you decide not to proceed, withhold or supply us with false information we reserve the right to retain these monies. This includes but is not limited to withholding information relating to a previous landlords reference, adverse credit or declaring a false or misleading level of salary or income.

Please discuss with our property managers what income levels you will need to have prior to paying your holding deposit or should you require any further clarification.

Fees which may apply during your tenancy:

* Lost/stolen/replacement keys - £60

* Any amendments or variations to the tenancy agreement - £50

* Late payment of rent after the prescribed legally recognised period 3% above the bank of England Base rate.

For a full list of fees please contact our office.

All tenancies are granted subject to status!

To find out information about the mobile service and broadband, please follow the link:

<https://www.ofcom.gov.uk/phones-and-broadband/coverage-and-speeds/ofcom-checker>

Entrance Door

Into:

Communal Entrance

Stairs up to second floor.

Front Door

Into:

Entrance Hall

Skimmed ceiling, access to meters, access to cupboard with boiler and space for tumble dryer. Doors to:

Lounge

14'9" x 10'0" Max (4.50 x 3.05 Max)

Skimmed ceiling with spot lights, PVCu double glazed two windows to front elevation, television point, radiator, french doors to balcony. Open to:

Kitchen

8'2" x 7'5" (2.49 x 2.26)

Skimmed ceiling with spot lights, PVCu double glazed window to rear elevation, re-fitted range of wall and base/drawer units with work surface over, inset sink, integrated under-counter fridge and freezer, plumbing for washing machine, space for oven.

Bedroom 1

10'5" x 9'8" (3.18 x 2.95 (3.17 x 2.94))

Skimmed ceiling, PVCu double glazed window to front elevation, radiator.

Bedroom 2

7'0" x 6'8" (2.13 x 2.03)

Skimmed ceiling, PVCu double glazed window to rear elevation, radiator.

Bathroom

6'7" x 5'9" (2.01 x 1.75)

Skimmed ceiling, PVCu double glazed window to front elevation, radiator, suite comprising panel bath with independent shower over, wash basin with vanity unit, WC, extractor fan.

Property Information

Council Tax: B

Utilities:

Electric: Mains

Water: Mains

Sewerage: Mains

Heating: Gas Mains

Mobile coverage according to Ofcom:

Indoor data availability:

O2: Limited

Vodafone: Limited

EE: Limited

Three: Limited

Parking: There is no allocated parking with the flat.

Flood risk: Very Low

Building issues:

Lease restrictions:

Rights of land:

Coastal erosion risk:

Property adaptations:

Coalfield or mining area:

