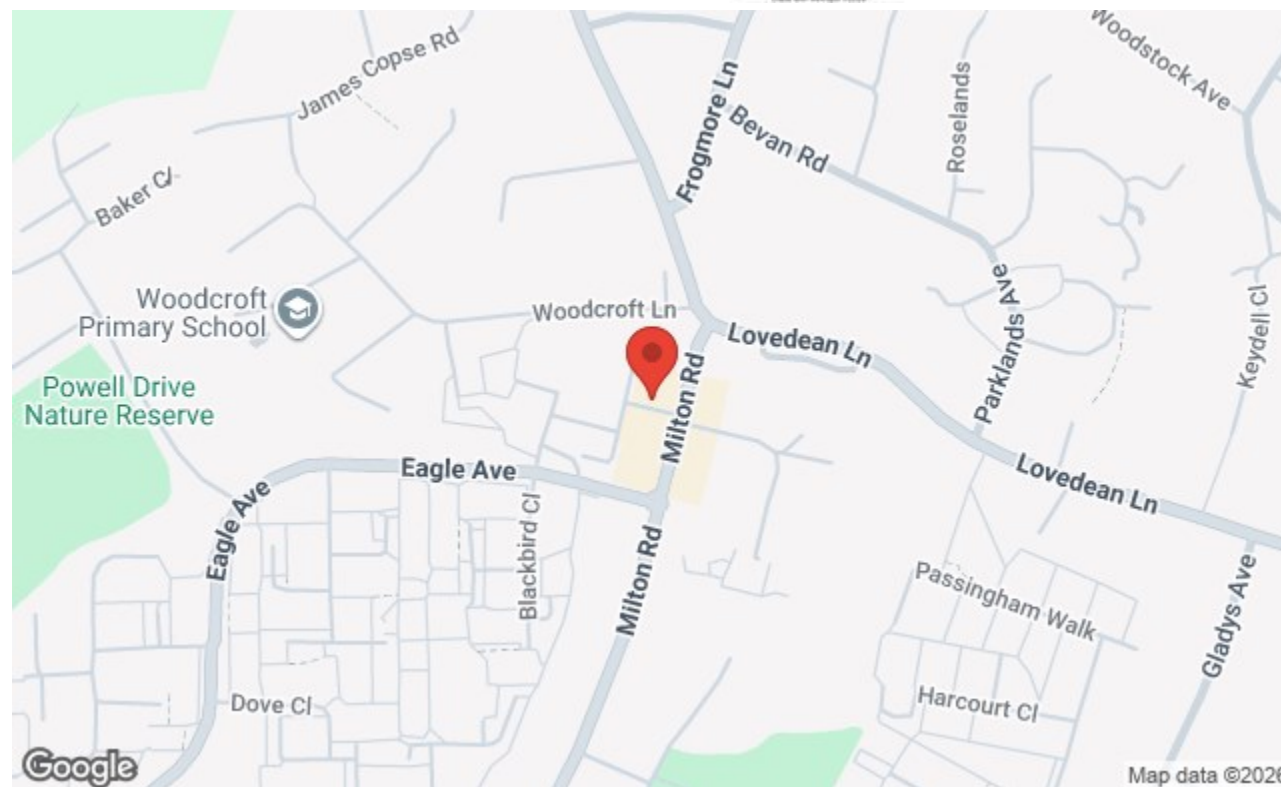




While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any contractual agreement. The services, systems and appliances shown here are for illustrative purposes only and no guarantee as to their availability or efficiency can be given. Plans and floorplans subject to change.



1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



£1,100 Per Month

Milton Road, Waterlooville PO8 8LH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO DOUBLE BEDROOMS
- ❖ SPACIOUS LIVING ROOM
- ❖ BUILT-IN WARDROBES
- ❖ AVAILABLE THIS MONTH
- ❖ LOCATED ABOVE LOCAL SHOPS
- ❖ BRIGHT AND AIRY THROUGHOUT
- ❖ EXCELLENT STORAGE SPACE
- ❖ CONVENIENT LOCATION
- ❖ WELL-PROPORTIONED LAYOUT
- ❖ IDEAL FOR PROFESSIONALS, COUPLES, OR SMALL FAMILIES

This spacious two-bedroom flat is available this month and offers comfortable living in a convenient location above local shops. Both bedrooms are generous doubles, with built-in wardrobes providing excellent storage space. The property also benefits from a large, bright lounge. With its practical layout and excellent local amenities on the doorstep, this flat is a fantastic opportunity for those seeking a well-located home.

Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

TENANT FEES 2019

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		77
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	50	
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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