

£800 Per Calendar Month

Palmerston Road, Shanklin PO37
6FG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ AVAILABLE NOW
- ◆ WELL PRESENTED THROUGHOUT
- ◆ LOCATED IN SEASIDE TOWN
- ◆ NO DEPOSIT OPTION AVAILABLE
- ◆ EPC RATING C
- ◆ COUNCIL TAX BAND A
- ◆ MODERN KITCHEN
- ◆ SPACIOUS DOUBLE BEDROOM
- ◆ CLOSE TO SHOPS AND OTHER LOCAL AMENITIES
- ◆ MODERN BATHROOM

Located in the sought-after coastal town of Shanklin on the Isle of Wight, this one-bedroom flat presents a comfortable and practical home within easy reach of the seafront and town centre.

The property offers a well-proportioned layout, beginning with a light-filled living space. The kitchen is modern in design and provides a functional setup with ample storage and workspace. The bedroom is a double room suitable for rest and

relaxation, while the bathroom is neatly finished with contemporary fittings.

The building itself is well maintained, with shared areas kept in good order. Outside, residents are well placed for access to the coast, nearby shops, and transport links, making day-to-day living straightforward and convenient.

Offered on a long-term basis, the flat is available and ready for occupation. The property is also available under a No Deposit Scheme.

Call today to arrange a viewing
02392 004660
www.bernardsea.co.uk





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PROPERTY INFORMATION

TENANT FEES

Tenant Fees Act 2019

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

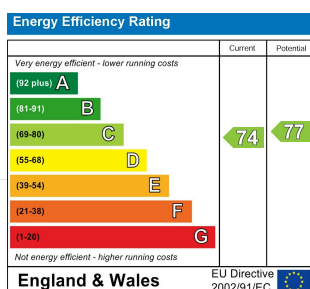
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

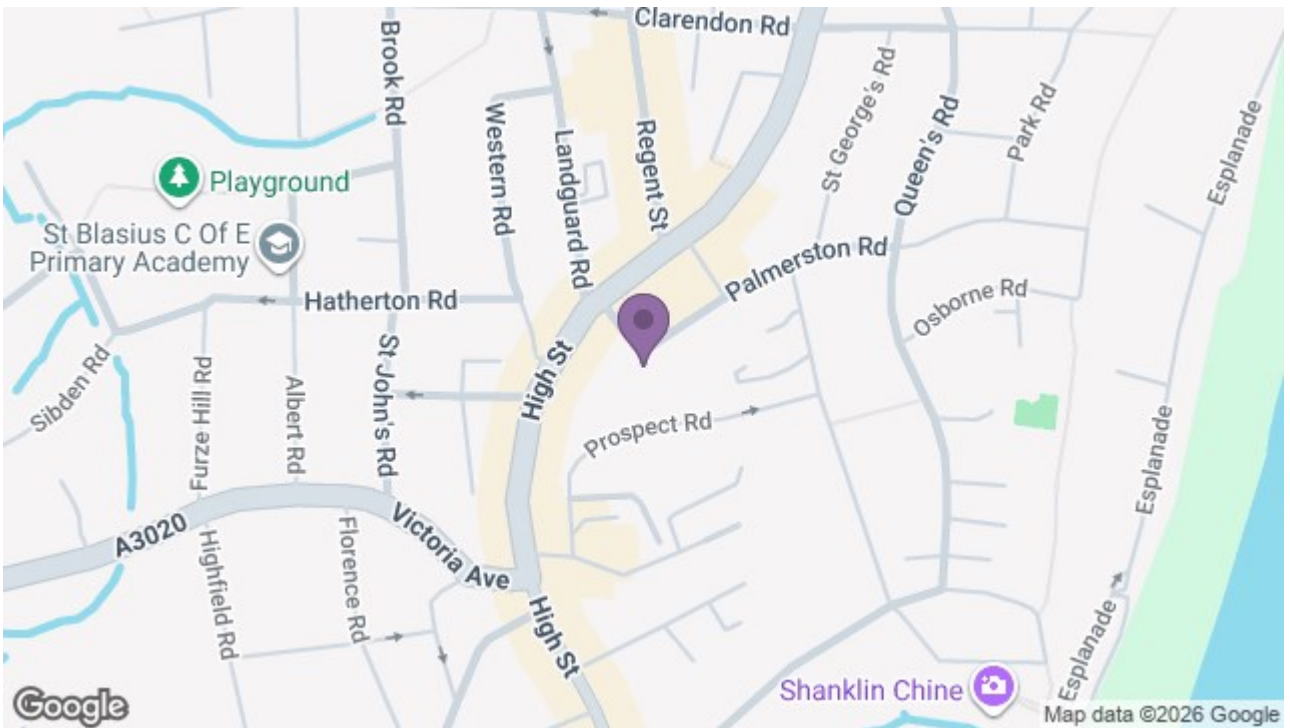
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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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