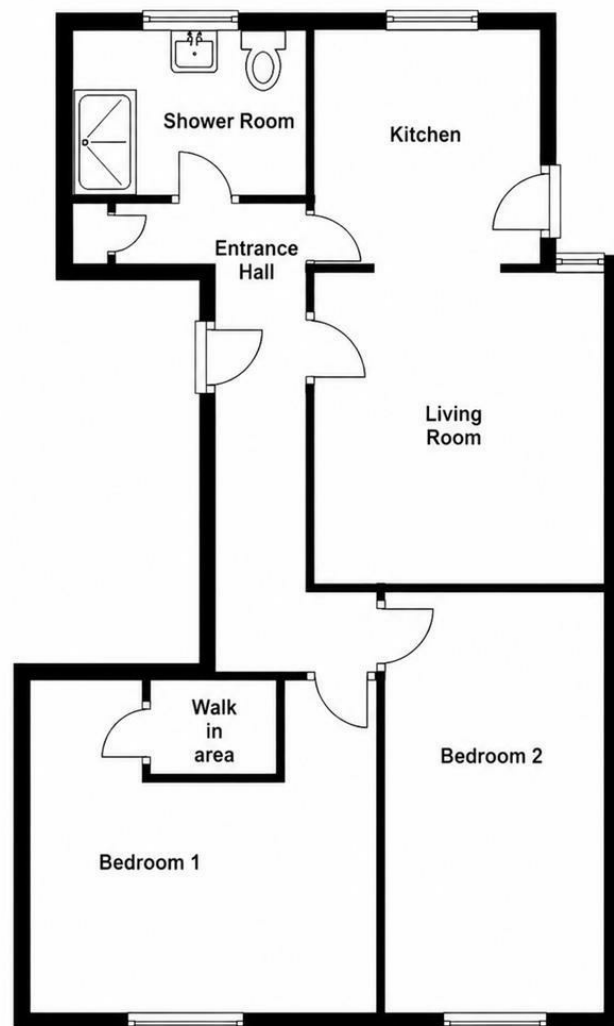




£1,200 Per Calendar Month

169 High Street, Lee-On-The-Solent PO13 9BX

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THE ESTATE AGENTS



## HIGHLIGHTS

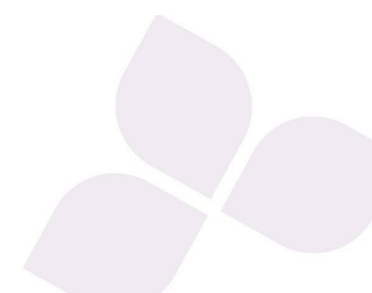
- ❖ AVAILABLE AUGUST
- ❖ TWO DOUBLE BEDROOMS
- ❖ SHOWER ROOM
- ❖ GARAGE
- ❖ ONE PARKING SPACE
- ❖ HIGH STREET LOCATION
- ❖ ONE ROAD FROM THE BEACH
- ❖ OPEN-PLANNED
- ❖ REAR ACCESS
- ❖ FIRST FLOOR

Available from August is this well-presented two-bedroom apartment, ideally situated on the High Street in the sought-after coastal location of Lee-on-the-Solent, just one road back from the seafront and beach.

The property offers two generous double bedrooms, a modern shower room and a fitted kitchen which opens through to a spacious lounge, creating a sociable and practical living space. Further benefits include rear access, a private garage and

an allocated parking space, providing the convenience often sought but rarely found with properties in such a central position.

Perfectly located within easy walking distance of local shops, cafes, restaurants and the promenade, this apartment offers an excellent opportunity for those looking to enjoy coastal living with everyday amenities right on their doorstep.



Call today to arrange a viewing

02392 553 636

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# 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

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

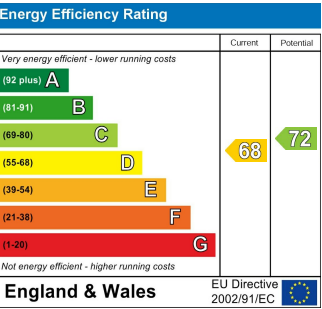
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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 e.g. 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.

**COUNCIL TAX BAND**  
C

**ENERGY PERFORMANCE RATING**  
D



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