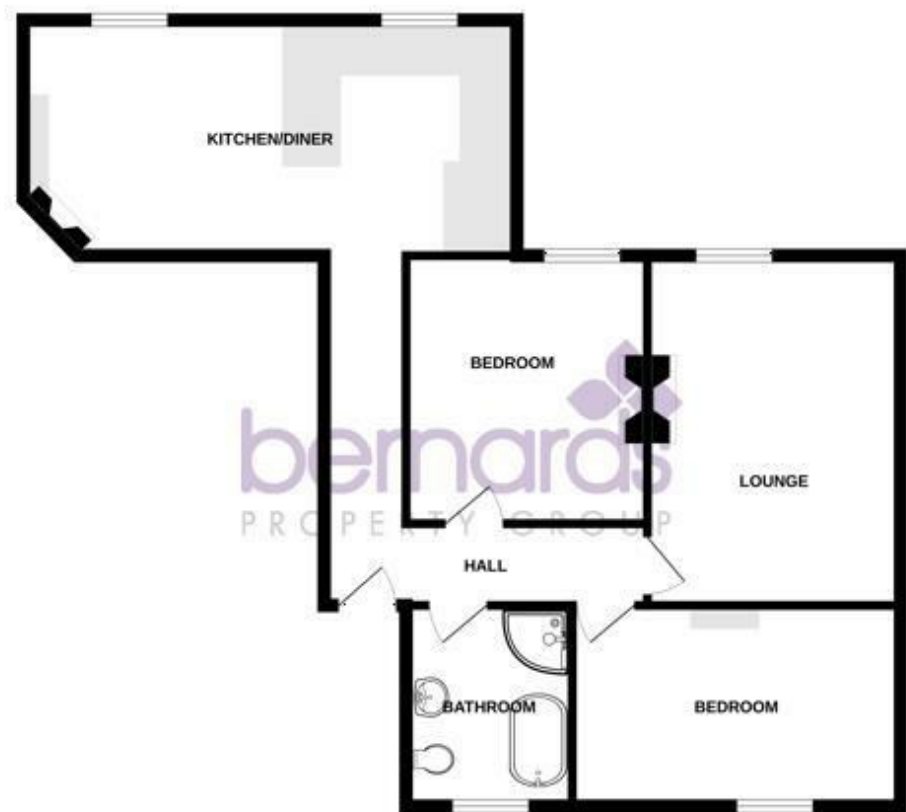
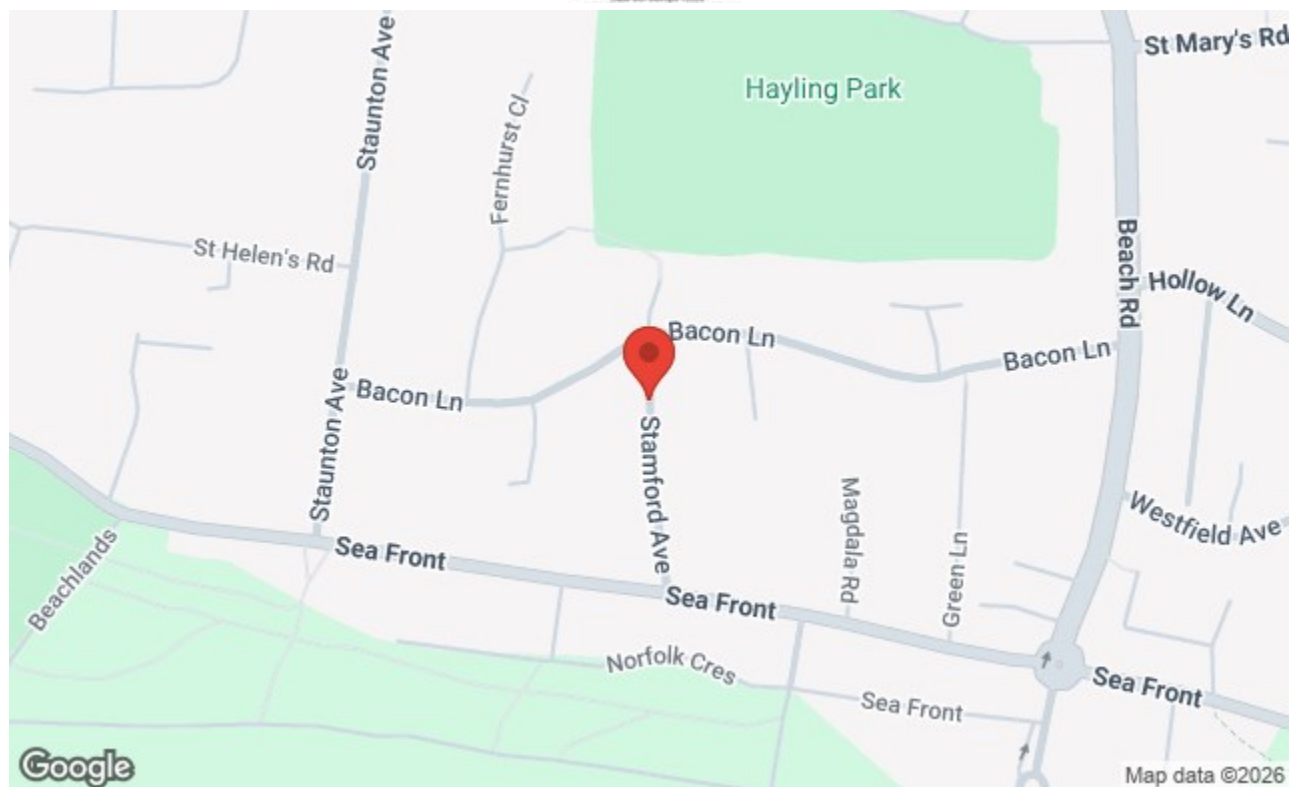


FIRST FLOOR



Whilst every effort has been made to ensure the accuracy of the floor plan, the measurements of rooms, fixtures, fittings and any other items are approximate and do not constitute any warranty or representation. The plan is for guidance only and should be used as such for any potential purchase. The services, goods and appliances shown are not guaranteed and do not constitute any warranty or representation. The services, goods and appliances shown are not guaranteed and do not constitute any warranty or representation.



£1,200 Per Month

Stamford Avenue, Hayling Island PO11 0BW



HIGHLIGHTS

- ❖ TWO BEDROOM FLAT
- ❖ TWO RECEPTION ROOMS
- ❖ SPACIOUS THROUGHOUT
- ❖ LARGE LOUNGE AREA
- ❖ GENEROUS KITCHEN/DINER
- ❖ HIGH CEILINGS
- ❖ ABUNDANCE OF NATURAL LIGHT
- ❖ TWO DOUBLE BEDROOMS
- ❖ HIGHLY DESIRABLE LOCATION
- PARKING AVAILABLE

This well-presented two-bedroom flat offers generous living space throughout, making it an ideal home for those seeking both comfort and practicality. The property features a large lounge that provides a welcoming setting for relaxation and entertaining, complemented by a spacious kitchen/diner that is perfect for both everyday living and hosting guests.

The flat boasts tall ceilings and an abundance of natural light, enhancing the sense of space and creating a bright, airy atmosphere

throughout. Both bedrooms are well-proportioned doubles, offering ample room for furnishings and storage.

Set in a highly desirable location, the property also benefits from parking and an overall sense of space that is rarely found. This is a fantastic opportunity to secure a spacious and well-located home.

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



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



PROPERTY INFORMATION

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	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
52	63
EU Directive 2002/91/EC	
England & Wales	



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