

£950 Per Calendar Month

The Tollgate, Fareham PO16 7FQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM FLAT
- ❖ GROUND FLOOR
- ❖ ALLOCATED PARKING
- ❖ GATED DEVELOPMENT
- ❖ MODERN BATHROOM
- ❖ EPC RATING D
- ❖ COUNCIL TAX BAND "B"
- ❖ CLOSE TO TOWN CENTRE
- ❖ IDEAL FOR SINGLE PROFESSIONAL OR COUPLES

Nestled in the charming area of The Tollgate, Fareham, this delightful purpose-built flat offers a perfect blend of comfort and convenience. Spanning an inviting 463 square feet, the property features a well-appointed reception room that serves as an ideal space for relaxation or entertaining guests.

The flat comprises one spacious bedroom, providing a peaceful retreat for rest and rejuvenation. The bathroom is thoughtfully designed, ensuring both functionality and style.

One of the standout features of this property is the availability of parking for one vehicle, a valuable asset in this bustling area.

With its prime location, residents will enjoy easy access to local amenities, transport links, and the picturesque surroundings that Fareham has to offer. This flat is an excellent opportunity for first-time buyers or those seeking a low-maintenance living space in a vibrant community. Don't miss the chance to make this charming flat your new home!

Call today to arrange a viewing
01329756500
www.bernardsea.co.uk





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PROPERTY INFORMATION

LOUNGE

KITCHEN

BATHROOM

BEDROOM

FRONT

PARKING

RTR

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.

TFA 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);

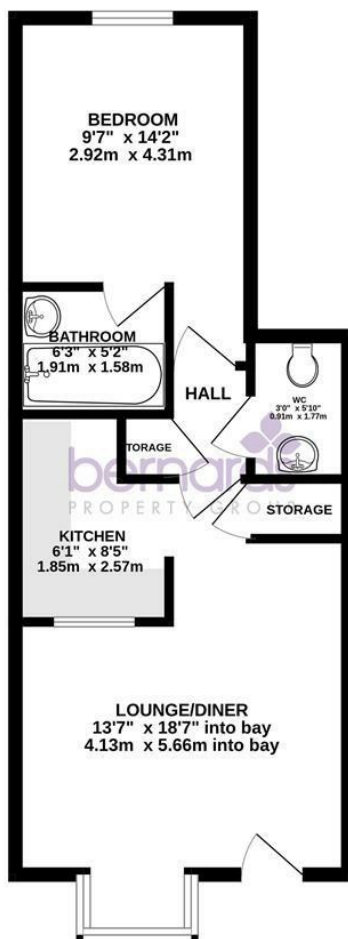
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a 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		
(81-91)	B		
(69-80)	C		
(55-68)	D	64	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

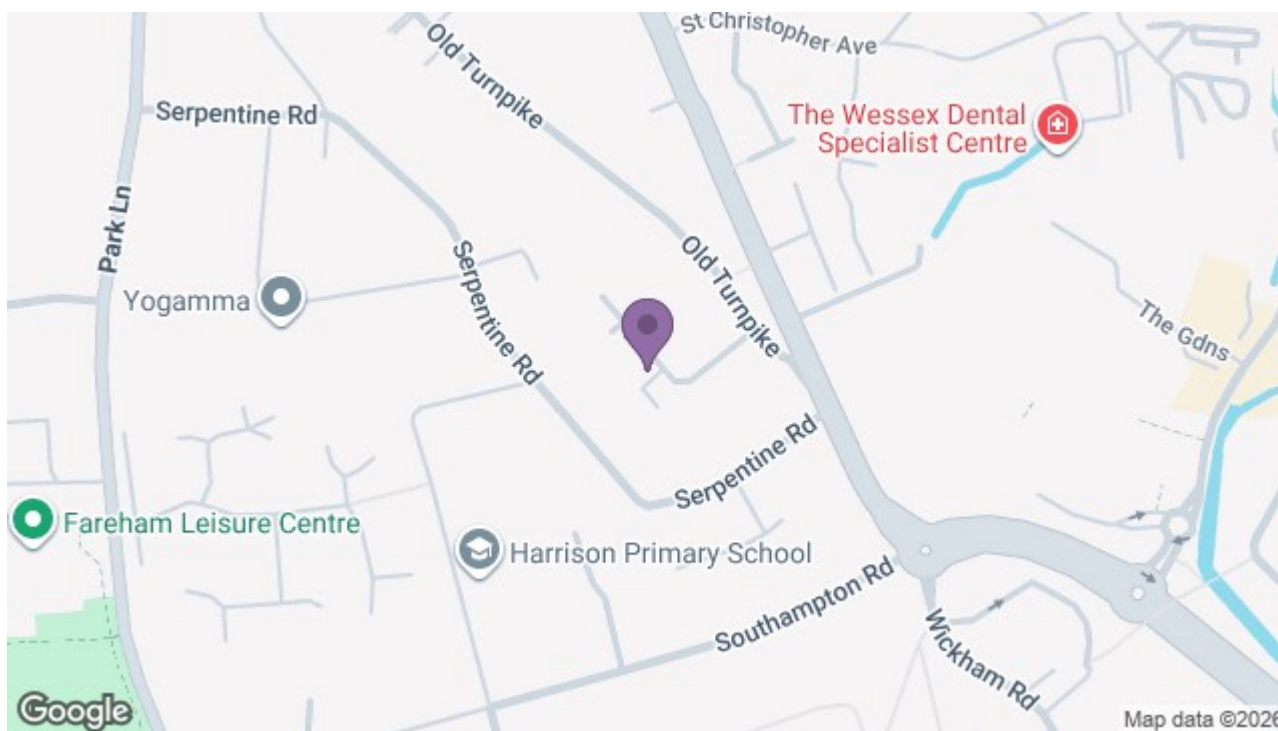


GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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