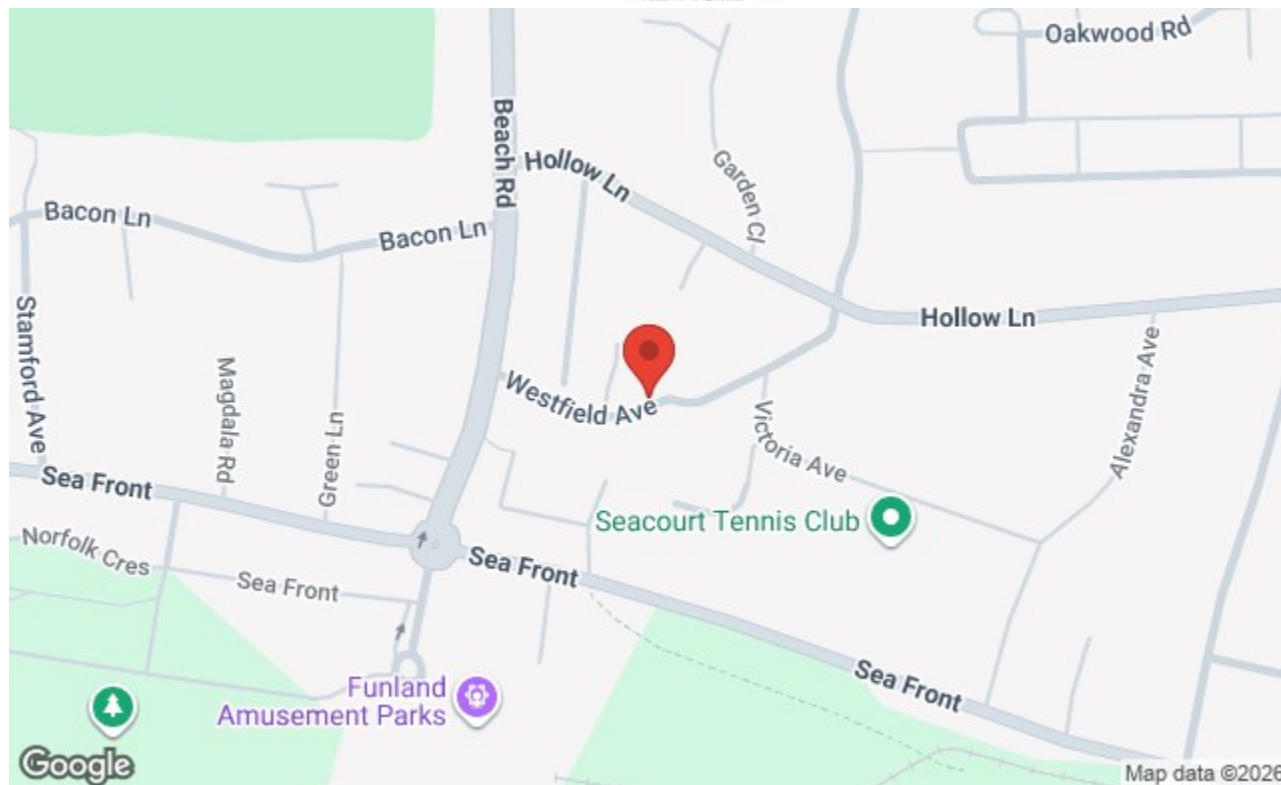


GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not intended and no guarantee as to their operation or efficiency can be given. Plans and drawings subject to change.



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



£1,250 Per Month

Westfield Avenue, Hayling Island PO11 9AQ



## HIGHLIGHTS

- ❖ TWO BEDROOM GROUND FLOOR APARTMENT
- ❖ MODERN AND REFURBISHED THROUGHOUT
- ❖ SPACIOUS LOUNGE
- ❖ TWO WELL-PROPORTIONED BEDROOMS
- ❖ QUIET AND SOUGHT-AFTER LOCATION
- ❖ COMMUNAL GARDEN
- ❖ ALLOCATED PARKING
- ❖ WALKING DISTANCE TO THE BEACH
- ❖ CLOSE TO LOCAL SHOPS AND AMENITIES
- ❖ BRIGHT AND WELL-PRESENTED HOME

This refurbished two-bedroom, ground floor, apartment offers modern, stylish living in a quiet and desirable location. The property features two well-proportioned bedrooms, a spacious lounge perfect for relaxing or entertaining, and has been modernised throughout to a high standard, creating a bright and welcoming home.

Residents can enjoy the benefits of a communal garden and parking, while the property's excellent location places it within easy

walking distance of the beach, local shops, and other everyday amenities.

Call today to arrange a viewing

02392 482147

[www.bernardsestates.co.uk](http://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			
(12-15) A			
(16-20) B			
(21-25) C		76	79
(26-30) D			
(31-35) E			
(36-40) F			
(41-45) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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