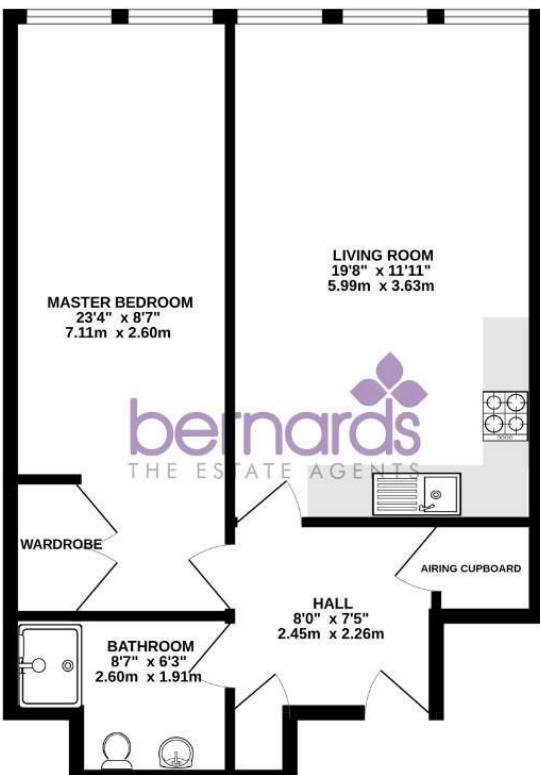


TO
LET

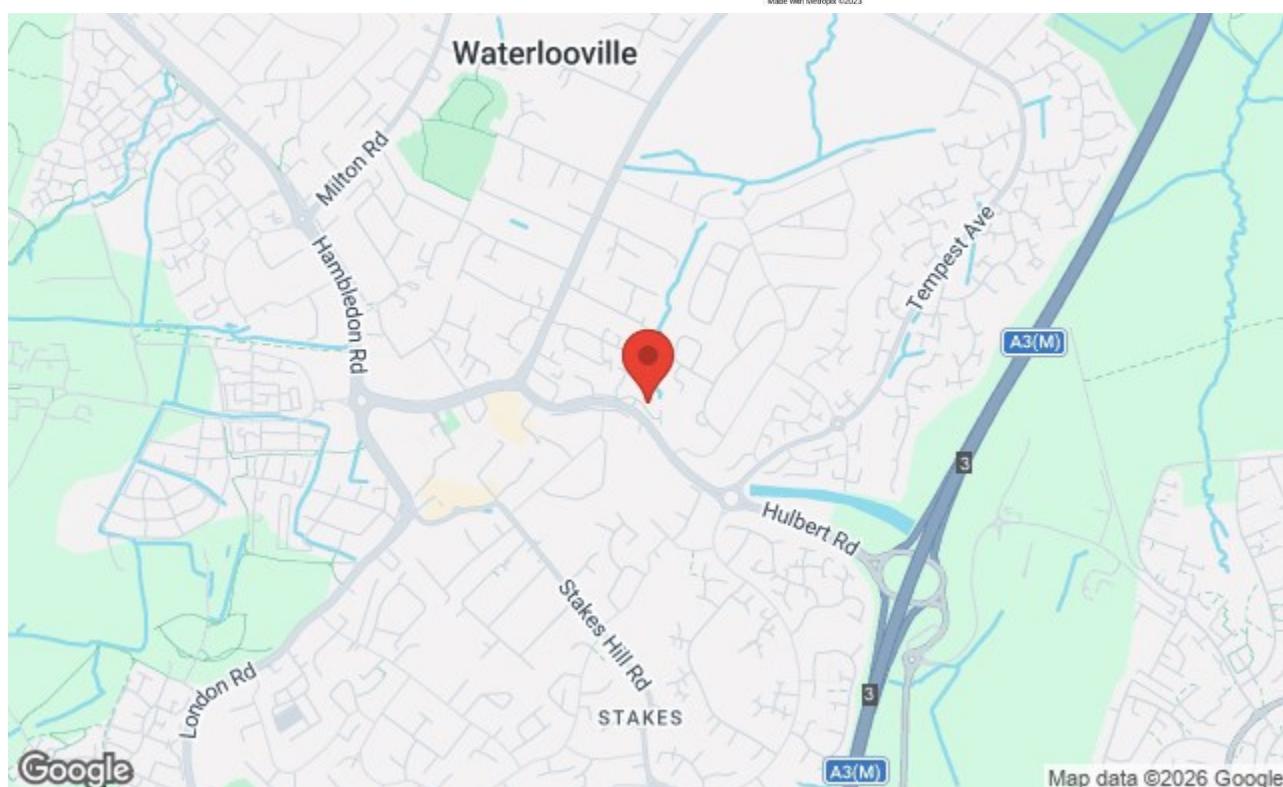
£950 PCM

Hulbert Road, Waterlooville PO7 7FH

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 560 sq.ft. (52.1 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 dimensions and appliances shown have not been tested and no guarantee is given as to their operability or efficiency, can be given.



HIGHLIGHTS

- ONE BEDROOM APARTMANT
 - FIRST FLOOR
 - OPEN PLAN LIVING
 - LARGE BEDROOM
 - MODERN BATHROOM
 - FITTED KITCHEN
 - PART FURNISHED
 - LIFT TO ALL FLOORS
 - AVAILABLE NOW
 - TOWN CENTER

Bernards are pleased to welcome to the market this immaculate first floor one bedroom apartment in the popular Raebarn House development in Waterlooville.

The property comprises a large living space combining a modern fitted kitchen and lounge room along with a fully tiled modern shower room and a spacious bedroom measuring seven meters in length.

The property has been well looked after and is positioned

overlooking Waterloovilles High Street, parking can be found close by with permit opportunities available, this wonderful apartment will be ready to be moved into November 2024.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk

PROPERTY INFORMATION

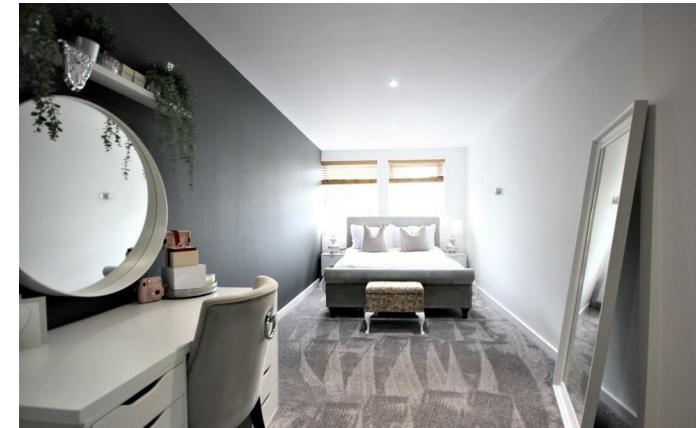
TENANT FEES ACT 2019

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



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