

**TO  
LET**

£1,250 Per Calendar Month

130 High Street, Lee-On-The-Solent PO13 9DD



2 1 1

### HIGHLIGHTS

- AVAILABLE MAY
- TWO ALLOCATED PARKING SPACES
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- SEPARATE LOUNGE
- SOUGHT AFTER LOCATION
- STORAGE THROUGHOUT
- INTEGRATED WHITE GOODS
- GAS CENTRAL HEATING
- TOP FLOOR

This beautiful apartment is ideally positioned on the High Street in the heart of Lee-on-the-Solent, offering convenient access to local shops, cafés and the seafront.

The property provides a well-balanced layout, comprising a bright and spacious separate lounge, along with a fitted kitchen offering ample cupboard and worktop space. There are two genuine double bedrooms, making the property ideal for professional sharers, a couple or

a small family, all served by a modern bathroom suite.

Externally, the apartment benefits from the rare advantage of two allocated parking spaces, a significant feature for such a central location.

Offered to the market in good order throughout and available from mid-May, this is a fantastic opportunity to secure a well-located home in one of Lee-on-the-Solent's most sought-after positions.



Call today to arrange a viewing  
02392 553 636  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)

# PROPERTY INFORMATION

## TENANT FEES

Tenant Fees Act 2019

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

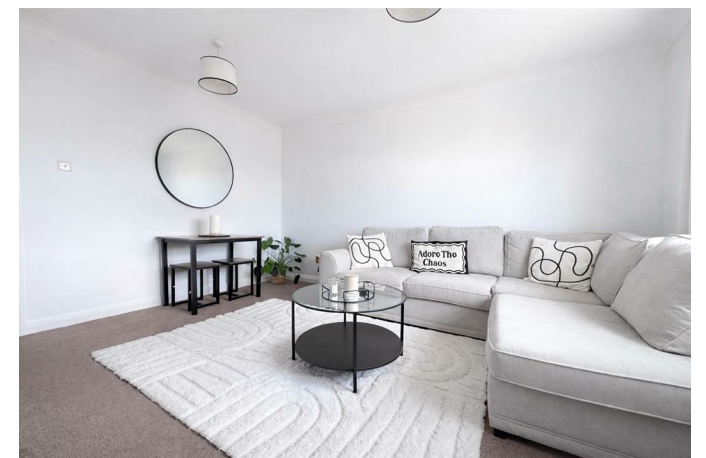
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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		73	74
(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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