TO LET

£1,295 Per Calendar Month

Marine Parade West, Lee-On-The-Solent
PO13 9LR

bernards
THE ESTATE AGENTS







3 1 1

## HIGHLIGHTS

- AVAILABLE AUGUST
- THREE BEDROOMS
- SEA VIEWS
- SPACIOUS LOUNGE
- SEPARATE KITCHEN
- SHOWER ROOM
- SEPARATE W.C
- FIRST FLOOR
- REAR ACESS
- HEART OF LEE-ON-THE-SOLENT

Spacious 3-Bedroom First Floor Apartment with Sea Views – Heart of Lee-on-the-Solent

Situated in the heart of the ever-popular coastal town of Lee-on-the-Solent, this spacious first-floor apartment offers generous accommodation just moments from the seafront, local shops, cafés and amenities.

The property features a bright and airy separate lounge with stunning sea views, providing the perfect place to relax, while the main bedroom also enjoys beautiful views across the Solent. There are three well-proportioned double bedrooms, making the apartment ideal for families, professional sharers or those needing extra space.

Accommodation further comprises a separate fitted kitchen, a modern shower room, and the convenience of a separate WC.

Offering an excellent combination of space, location and coastal living, this apartment is ideally positioned to enjoy everything Lee-on-the-Solent has to offer, with excellent transport links to Fareham and the surrounding areas.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

# PROPERTY INFORMATION

## TENANT FEES

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.









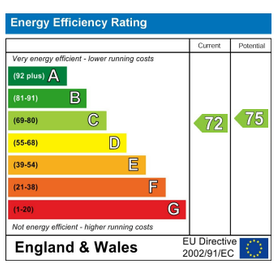













Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk