

£1,050 Per Month

London Road, Waterlooville PO8
8UJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SPACIOUS ONE-BEDROOM FLAT
- ❖ RECENTLY REDECORATED
- ❖ BRIGHT THROUGHOUT
- ❖ OPEN-PLAN KITCHEN/LIVING AREA
- ❖ GOOD-SIZED DOUBLE BEDROOM
- ❖ MODERN BATHROOM
- ❖ WELL PRESENTED
- ❖ WALKING DISTANCE TO SHOPS
- ❖ CLOSE TO BUS ROUTES
- ❖ EXCELLENT TRANSPORT LINKS

This spacious one-bedroom flat has been recently redecorated throughout, offering bright and well-presented accommodation. The property features a generous open-plan kitchen and lounge. There is a good-sized double bedroom and a well-appointed bathroom. Conveniently located within walking distance of local shops and bus stops, the flat provides excellent access to

everyday amenities and transport links.

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





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



PROPERTY INFORMATION

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.

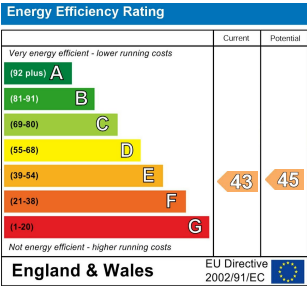
Tenant Fees Act 2019

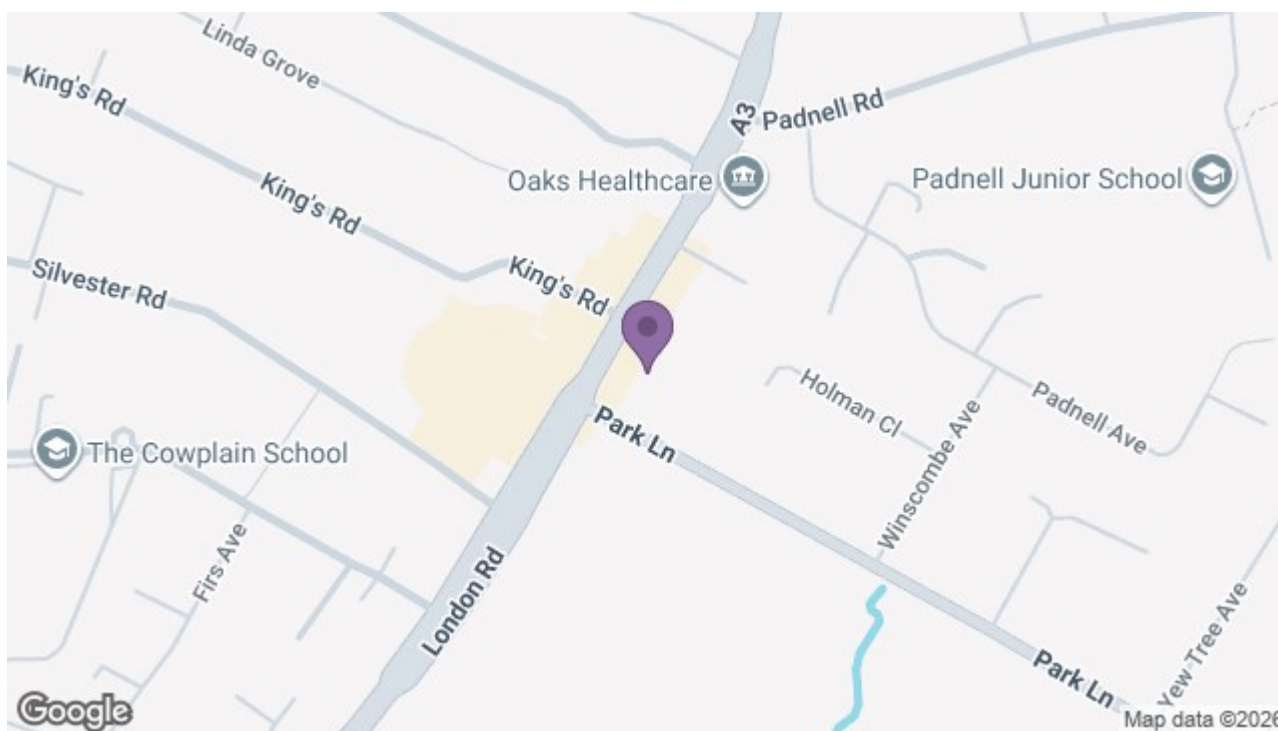
As well as paying the rent, you may also be required to make the following permitted payments.

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 e.g. 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.





Nelson House 47 London Road, Waterloooville, Hants, PO7 7EX
t: 02392 232 888

