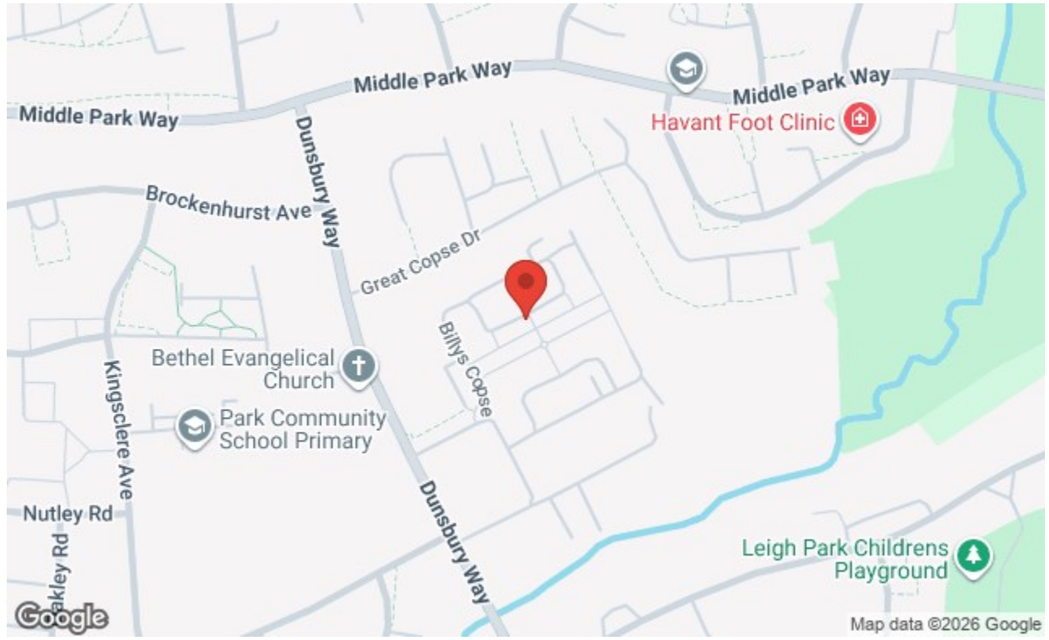
FOR SALE

£1,200 Per Month

Billys Copse, Havant PO9 5DJ

bernards
THE ESTATE AGENTS



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## HIGHLIGHTS

- THIRD FLOOR APARTMENT
- LIFT ACCESS
- TWO DOUBLE BEDROOMS
- ENSUITE TO PRINCIPAL BEDROOM
- LARGE LOUNGE
- OPEN-PLAN LOUNGE/KITCHEN
- LIGHT & AIRY THROUGHOUT
- ALLOCATED PARKING
- SPACIOUS ACCOMMODATION
- WELL-PRESENTED THROUGHOUT

Situated on the third floor of a well-maintained block with lift access, this bright and spacious apartment offers light, airy accommodation throughout. The property boasts a generous open-plan lounge and kitchen, providing an ideal space for both relaxing and entertaining, alongside two well-proportioned double bedrooms, with the principal bedroom benefiting from its own ensuite. Further benefits include an allocated parking space, making this an ideal home for those seeking comfortable and convenient living.

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

Call today to arrange a viewing
02392 482147
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.













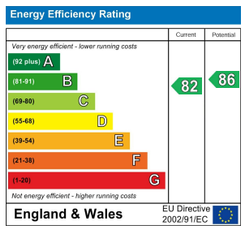


Scan here to see all our properties for sale and rent

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