

£925

London Road, Waterlooville PO8
8UJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM FIRST FLOOR FLAT
- ❖ SPACIOUS DOUBLE BEDROOM
- ❖ SHOWER ROOM
- ❖ PRIVATE ENTRANCE
- ❖ ALLOCATED PARKING SPACE
- ❖ WASHING MACHINE INCLUDED
- ❖ POPULAR COWPLAIN LOCATION
- ❖ CLOSE TO LOCAL SHOPS AND AMENITIES
- ❖ AVAILABLE THIS MONTH
- ❖ IDEAL FOR A PROFESSIONAL INDIVIDUAL OR COUPLE

This one-bedroom, first floor flat is situated in a popular Cowplain location and is available to move into this month. The property offers a spacious double bedroom, a shower room, and the added benefit of a washing machine included within the tenancy.

The flat benefits from its own private entrance and an

allocated parking space, providing both convenience and privacy. Ideally positioned close to local shops and amenities, this property is perfect for a professional individual or couple seeking comfortable accommodation in a well-connected area.

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





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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 late payment of rent (up to 3% above Bank of England's annual percentage rate);

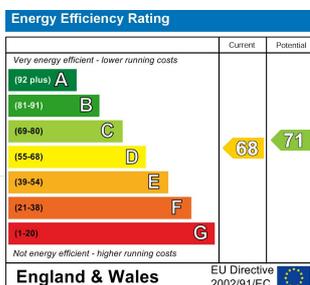
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

Right To Rent

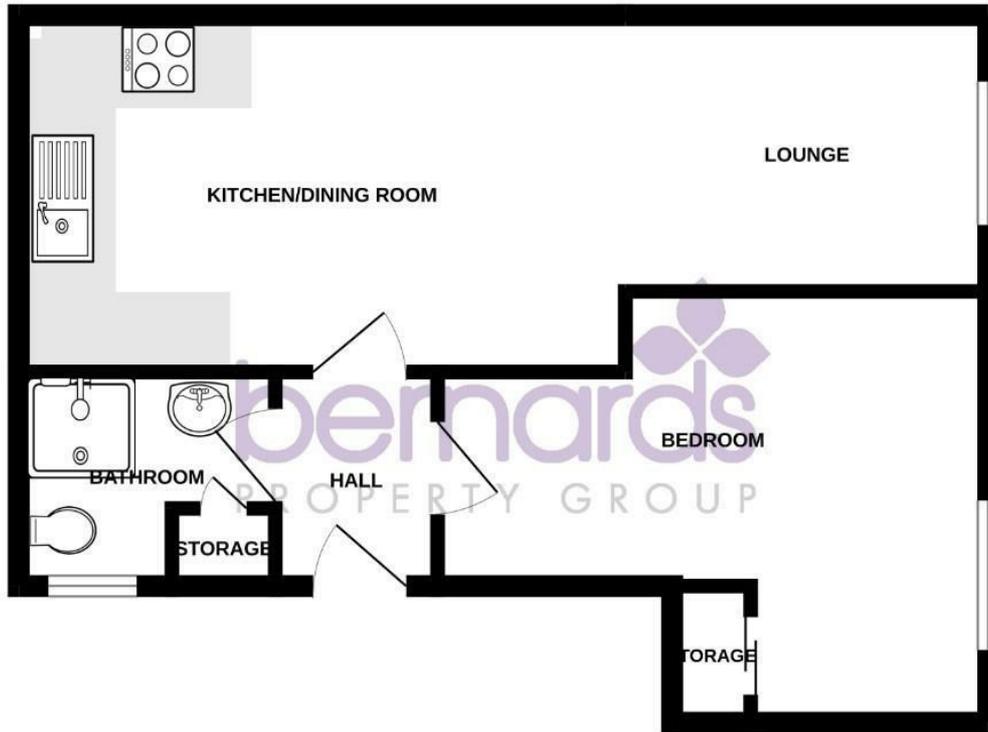
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

Available Date

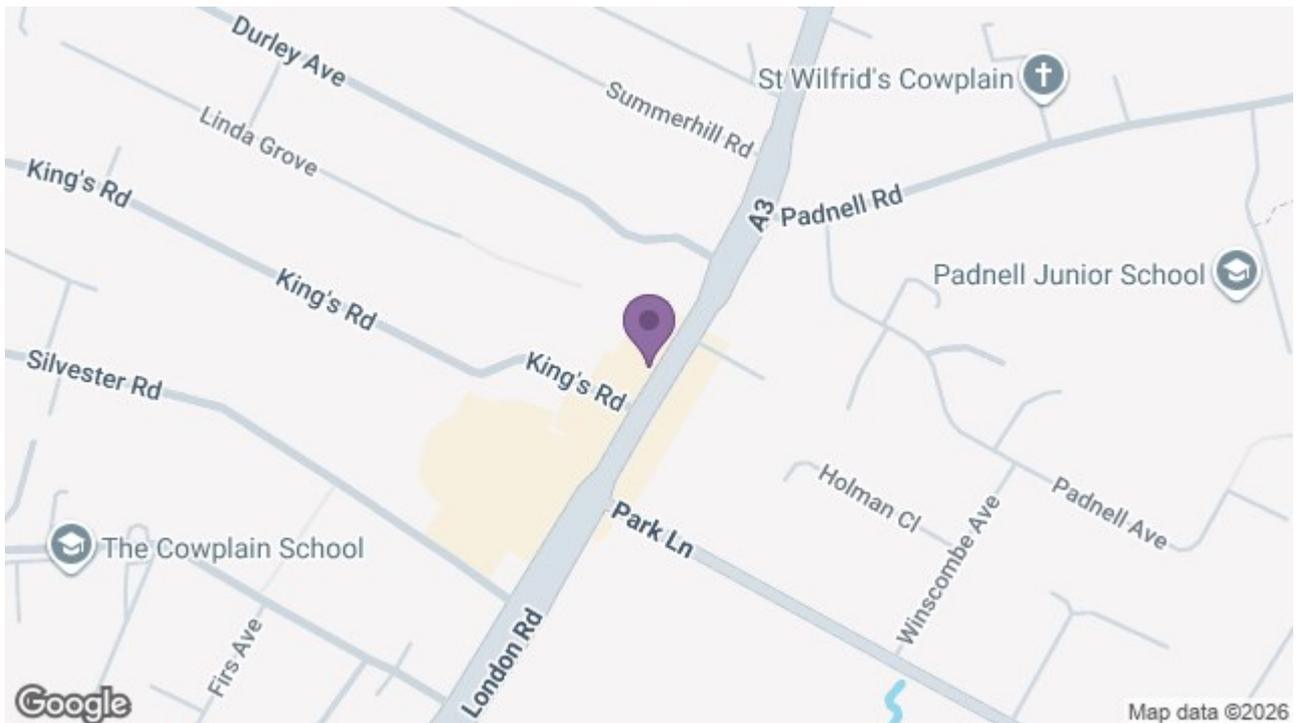
Available Now



FIRST FLOOR



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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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