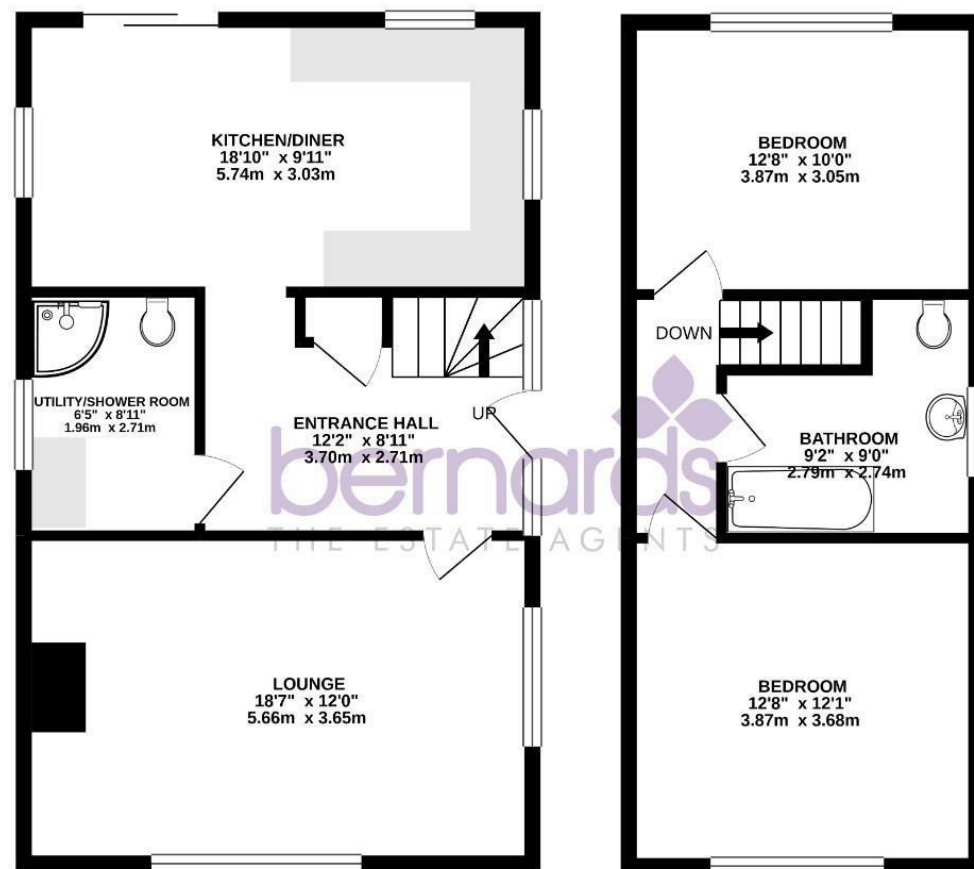
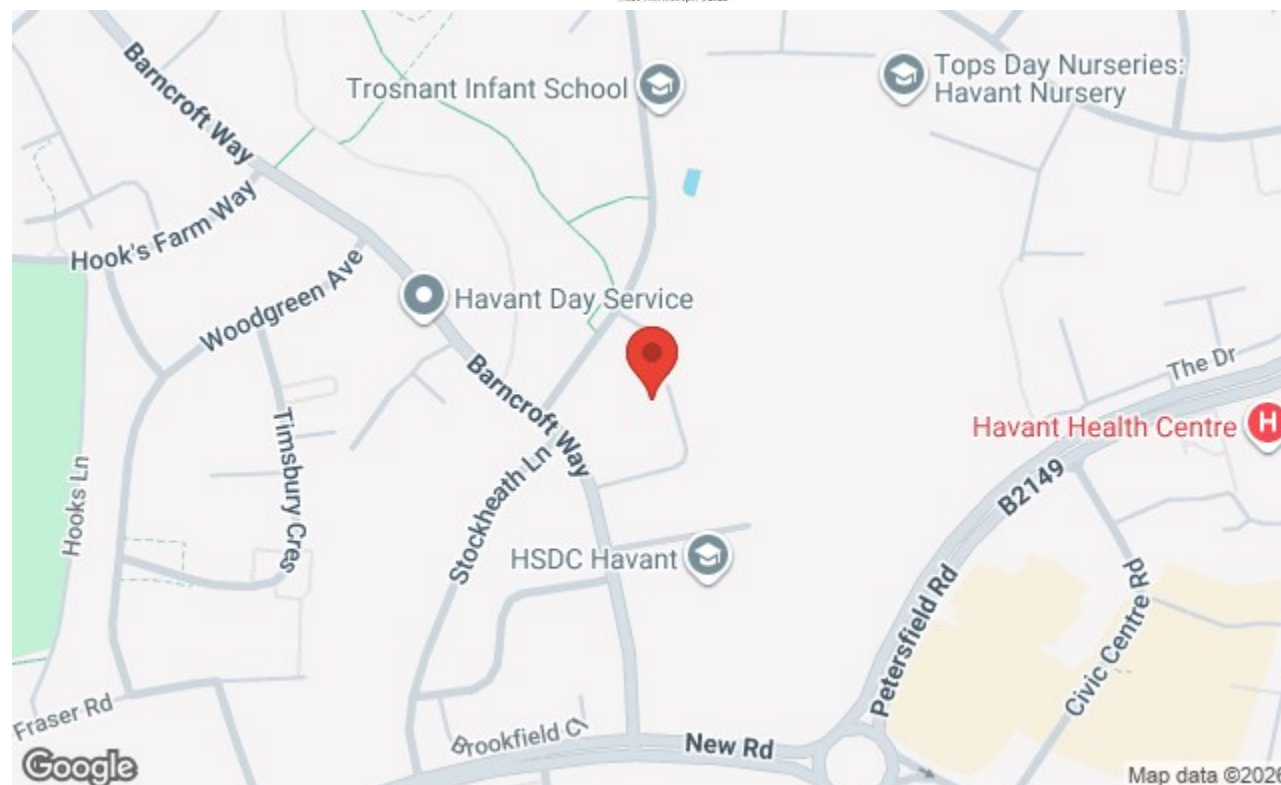


GROUND FLOOR  
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 957 sq.ft. (88.9 sq.m.) approx.  
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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



£1,500 PCM

Nicholson Way, Havant PO9 3AZ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ DETACHED
- ❖ HAVANT LOCATION
- ❖ ULTRA-HIGH SPECIFICATION
- ❖ TWO DOUBLE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ SEPERATE GARAGE
- ❖ UNFURNISHED
- ❖ KITCHEN/DINER
- ❖ UTILITY/SOWER ROOM
- ❖ AVAILABLE MARCH

\*\*\*BEAUTIFUL DETACHED PROPERTY IN HAVANT\*\*\*

Bernards are delighted to welcome to the rental market, a wonderful two bedroom detached property with off road parking.

Finished to a very high standard, with fantastic facilities, this property is nestled in a quiet cul-de-sac and would be perfect for a family, looking for a long-term let.

Internally, the property has a large lounge, which is flooded with light from the dual aspect windows and includes an exposed wood media wall. Moving to the rear, the property has a modern kitchen/diner, which is perfect for entertaining with sliding doors that open onto the rear garden.

The rear garden is a great size, with a block paved patio and a lawn. The garden also enjoys access to the garage and a garden store!

The ground floor of the property is completed by a modern utility/shower room.

Moving to the first floor, the property has two well appointed double bedrooms and an ultra luxurious three-piece family bathroom.

Its rare that a rental should become available in this location and finished to such a high standard, we therefore strongly recommend booking an internal viewing!

Call today to arrange a viewing

02392 482147

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

**ENTRANCE HALL**  
12'2" x 8'11" (3.71m x 2.72m)

**LOUNGE**  
12' x 18'7" (3.66m x 5.66m)

**KITCHEN/DINER**  
19' x 9'11" (5.79m x 3.02m)

**UTILITY/SHOWER ROOM**  
6'5" x 8'11" (1.96m x 2.72m)

**BEDROOM ONE**  
12'8" x 12'1" (3.86m x 3.68m)

**BEDROOM TWO**  
12'8" x 10' (3.86m x 3.05m)

**GARAGE**  
16'11" x 7'11" (5.16m x 2.41m)

**GARDEN ROOM/STORAGE**  
10'5" x 8' (3.18m x 2.44m)

**COUNCIL TAX BAND D**

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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