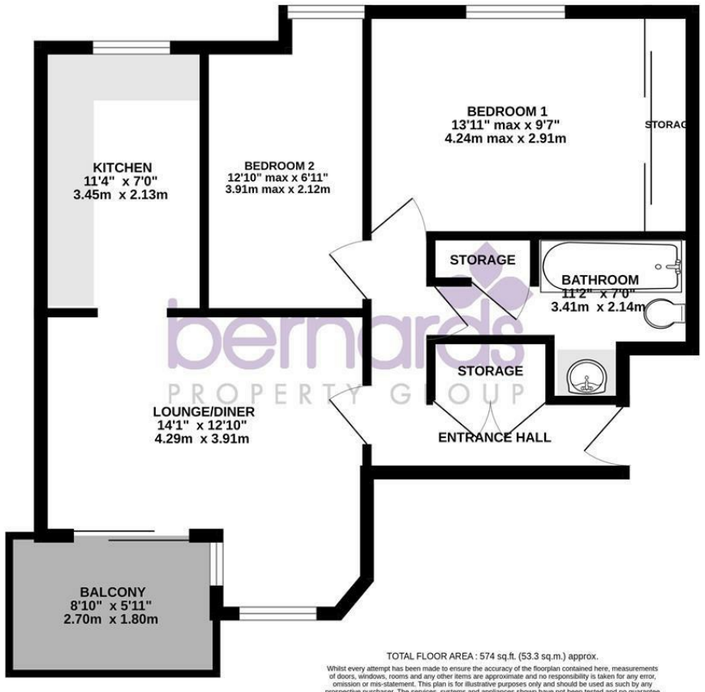
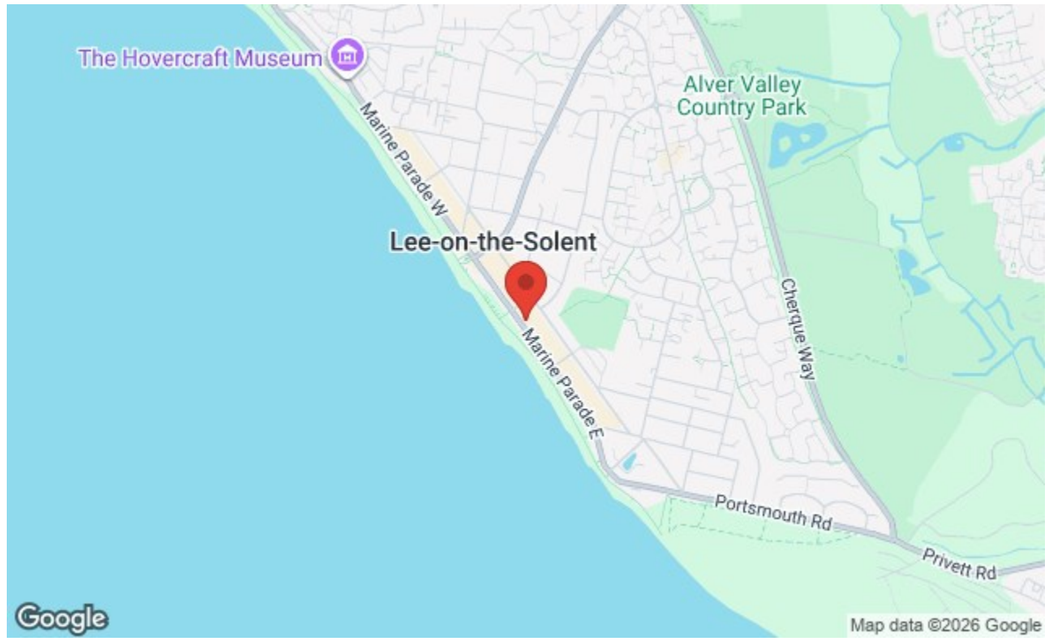
3RD FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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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TO LET

£1,450 Per Calendar Month

28 Marine Parade East, Lee-On-The-Solent
PO13 9BW

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- AVAILABLE BEGINNING NOVEMBER
- SPECTACULAR SEA VIEWS
- WHITE GOODS INCLUDED
- LIFT ACCESS
- FURNITURE AVAILABLE
- PARKING FOR 2 VEHICLES
- GAS CENTRAL HEATING
- AMPLE STORAGE
- HIGH STREET LOCATION
- BALCONY

We are pleased to present this beautifully presented top floor two-bedroom apartment in the sought-after coastal town of Lee-on-the-Solent, offering the perfect mix of style, comfort, and unbeatable sea views.

Located right on the seafront, the apartment enjoys a spacious and light-filled layout, with large windows that make the most of the natural light and showcase the stunning surroundings.

There are two generously sized bedrooms, ideal for unwinding at the end of the day, plus plenty of built-in storage to help keep things clutter-free. The kitchen comes fully equipped with white goods, and is available from November so you can move in without the hassle.

Available to move into from November, this is a fantastic opportunity to enjoy coastal living at its best.

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

PROPERTY INFORMATION

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.

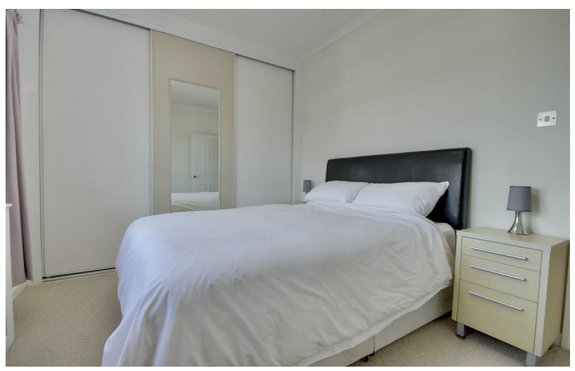
RIGHT TO RENT

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.



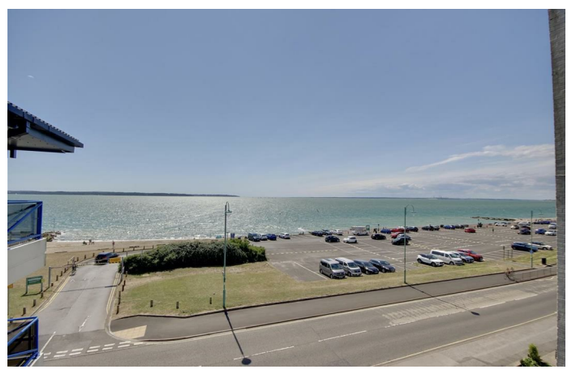




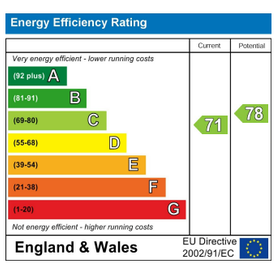












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