

£800 PCM

114 Wickham Road, Fareham PO16
7SH


bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ ALLOCATED PARKING
- ◆ GROUND FLOOR
- ◆ PRIME LOCATION
- ◆ DOUBLE GLAZING
- ◆ CENTRAL HEATING
- ◆ COMMUNAL COURTYARD
- ◆ WELL PRESENTED
- ◆ UNFURNISHED
- ◆ A MUST VIEW
- ◆

This property offers a cosy one-bedroom flat with its own entrance, making it feel like your own private oasis. The well-presented interior boasts a reception room, perfect for relaxing or entertaining guests.

Located in a converted building, this flat offers a unique living experience with allocated parking for one vehicle, ensuring

convenience for residents. The property is ideal for those looking for a comfortable and easy-to-maintain living space.

Call today to arrange a viewing
01329756500
www.bernardsea.co.uk





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PROPERTY INFORMATION

Kitchen / Lounge

12'7" x 10'7" (3.84 x 3.25)

Bedroom One

7'10" x 12'0" (2.41 x 3.68)

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;

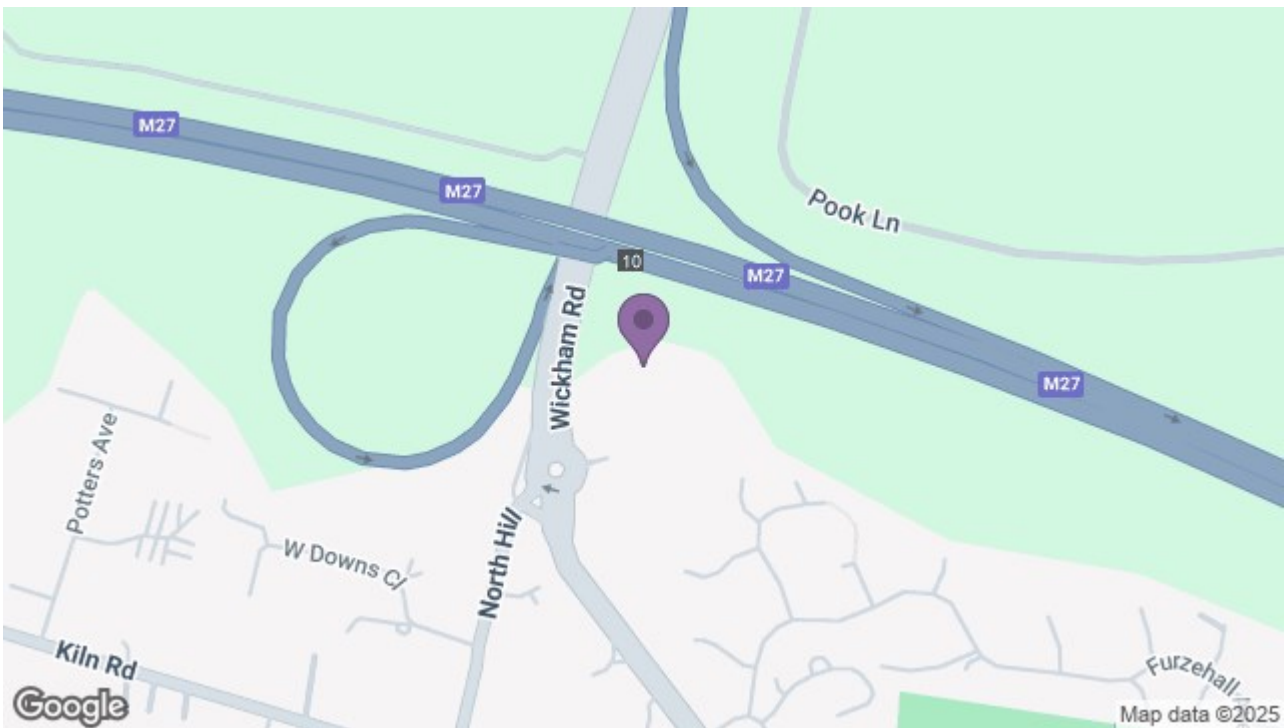
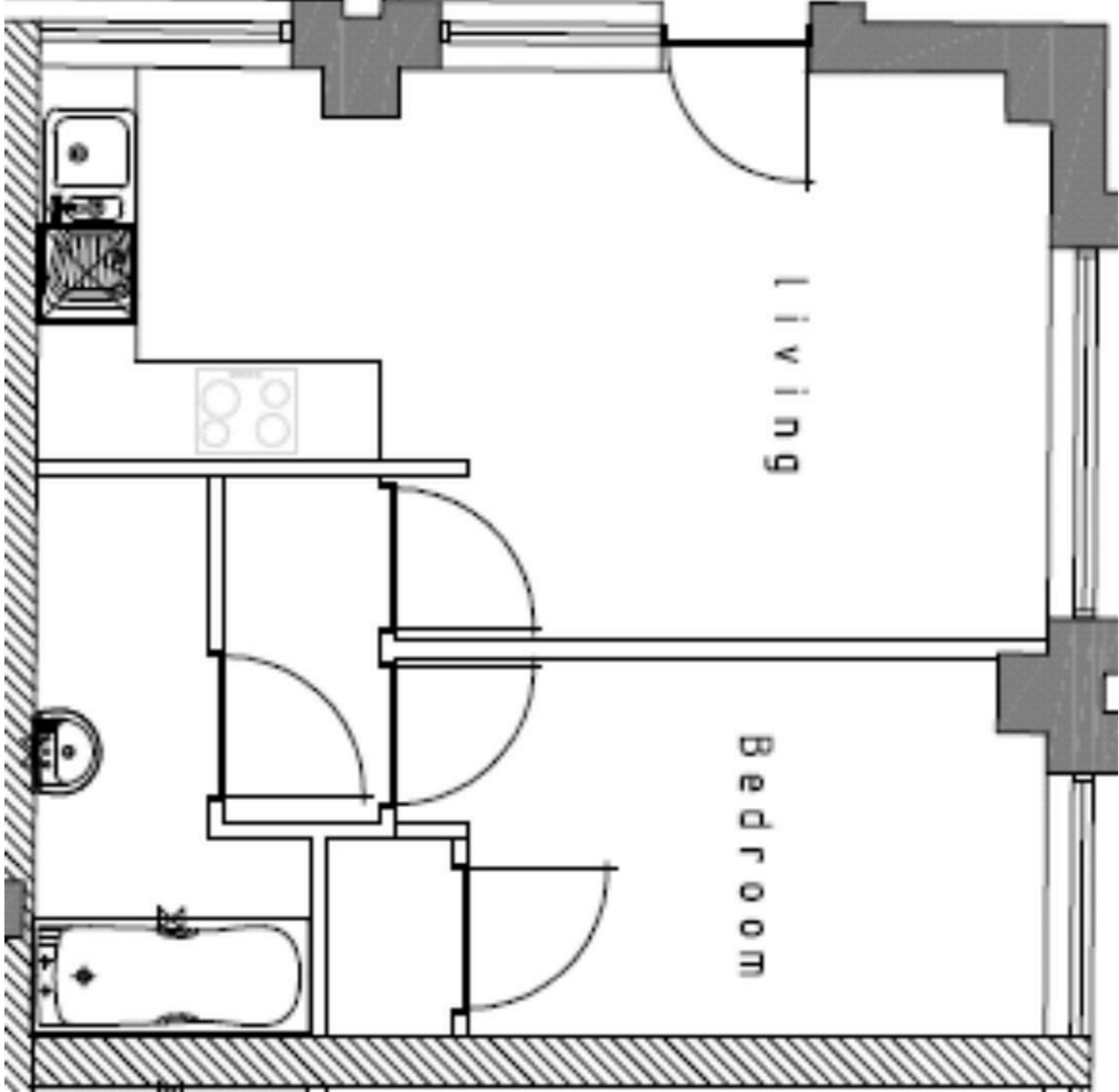
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy 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.

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	49	49	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





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