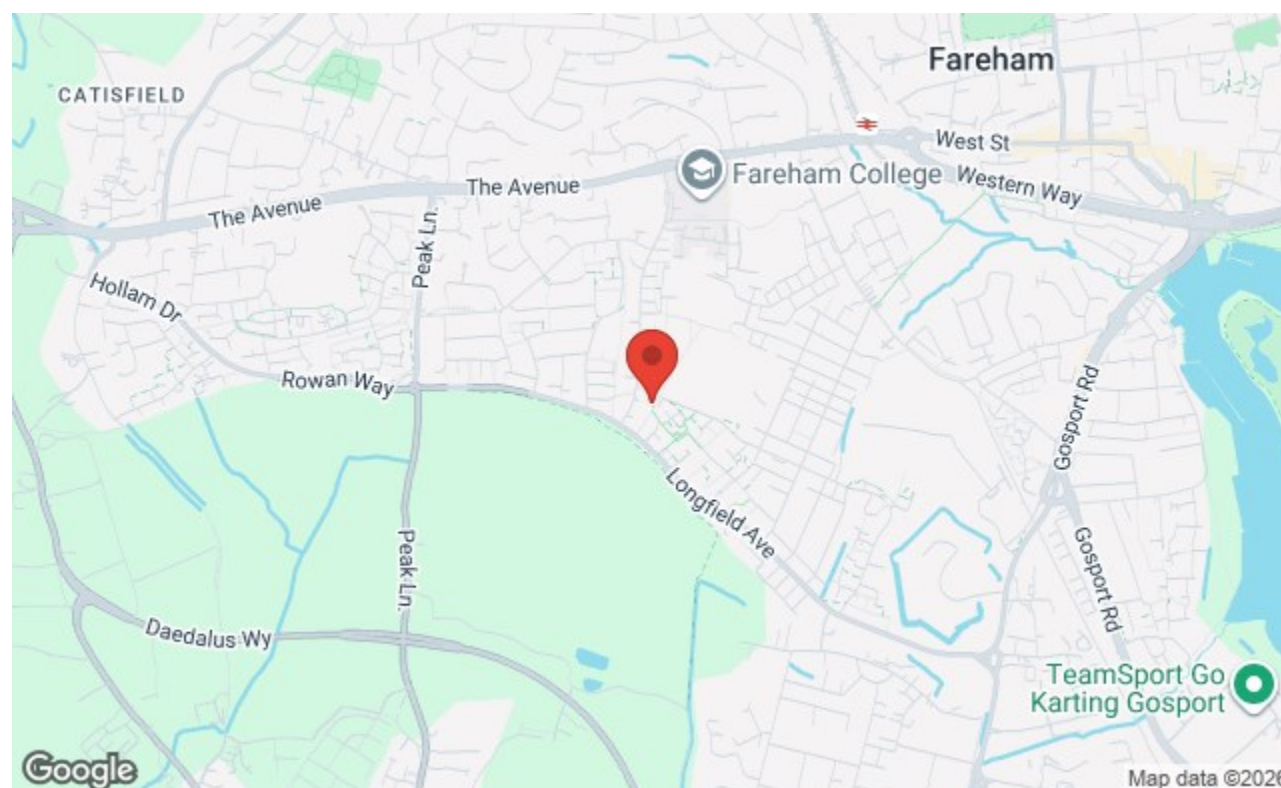




£1,050 Per Calendar Month

Bishopfield Road, Fareham PO14 1LN

bernards
THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- ❖ AVAILABLE AUGUST
- ❖ TWO DOUBLE BEDROOMS
- ❖ FOURTH FLOOR
- ❖ LIFT ACCESS
- ❖ MODERN BATHROOM
- ❖ BUILT IN STORAGE THROUGHOUT
- ❖ SEPARATE KITCHEN
- ❖ LOUNGE/DINER
- ❖ CLOSE TO AMENITIES
- COUNCIL TAX BAND A

Available from the end of August is this spacious and well-presented fourth floor apartment, ideally suited to professionals, couples or small families seeking generous accommodation with the convenience of lift access.

A particular feature of the apartment is the abundance of built-in storage available throughout, helping to maximise living space and practicality for day-to-day living.

The property offers two well-proportioned double bedrooms, a bright and spacious lounge/diner providing ample room for both living and dining furniture, a separate fitted kitchen and a modern bathroom suite.

Call today to arrange a viewing
01329756500
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

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

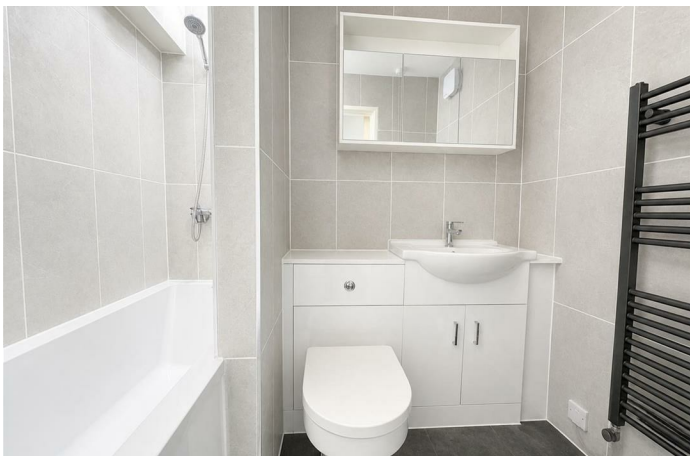
- reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), 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.

COUNCIL TAX BAND

A

ENERGY PERFORMANCE RATING

C



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		
England & Wales		
EU Directive 2002/91/EC		

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