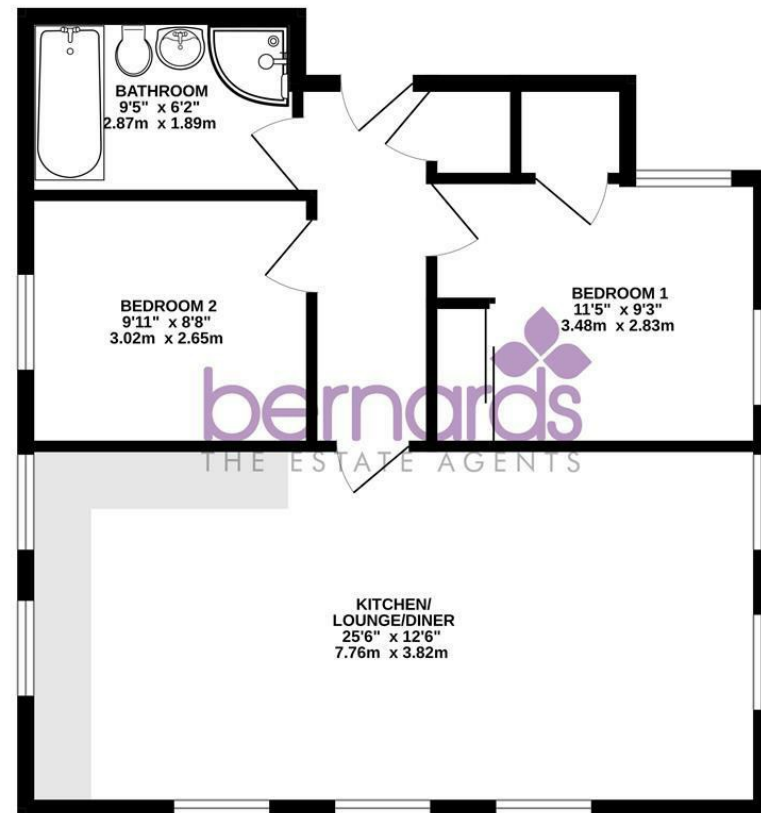
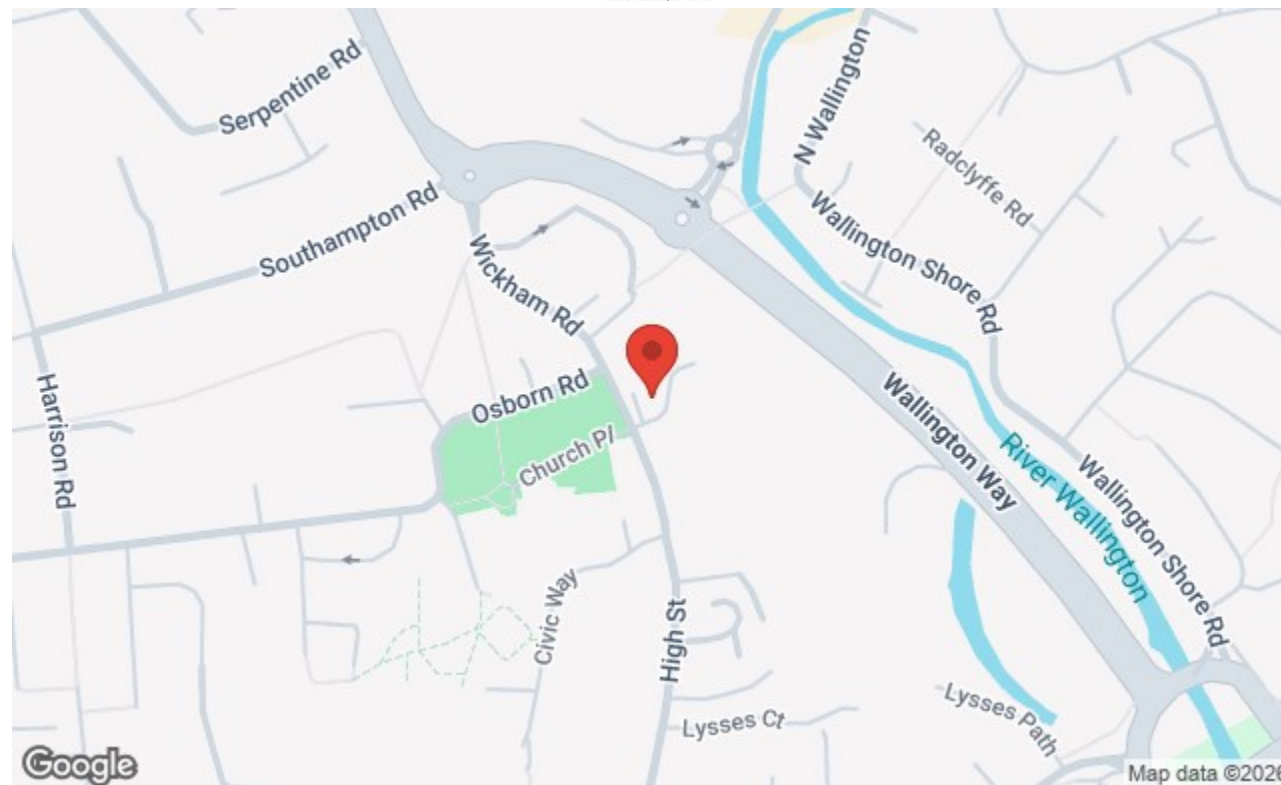


GROUND FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA - 645 sq.ft. (59.9 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 misstatement. 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.  
Made with Metropix 5/2024



79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



£1,150 PCM

Altavia House, Fareham PO16 7BQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ NATURALLY DECORATED
- ❖ OPEN PLANNED LIVING/KITCHEN AREA
- ❖ UNFURNISHED
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO BUS ROUTE
- ❖ MINUTES FROM CITY CENTRE
- ❖ MOVE IN FEBRUARY
- A MUST VIEW

Welcome to Altavia House, a charming flat conversion located on the bustling High Street. This well-presented property offers a delightful living experience, perfect for those seeking comfort and convenience in a vibrant area.

The flat features two bedrooms, providing ample space for relaxation and rest. The open-plan living area is designed to create a warm and inviting atmosphere, ideal for both entertaining guests and enjoying quiet evenings at home. The layout maximises natural light, making the space feel airy and bright.

Additionally, the property includes a designated parking space, a valuable asset in this lively location. Whether you are commuting or exploring the local amenities, having allocated parking makes life that much easier.

This lovely flat is ready for you to move in by February, allowing you to settle in and make it your own. With its prime location and thoughtful design, Altavia House is an excellent choice for anyone looking to enjoy modern living in a sought-after area. Don't miss the opportunity to make this delightful property your new home.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://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.

## COUNCIL TAX BAND B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(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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