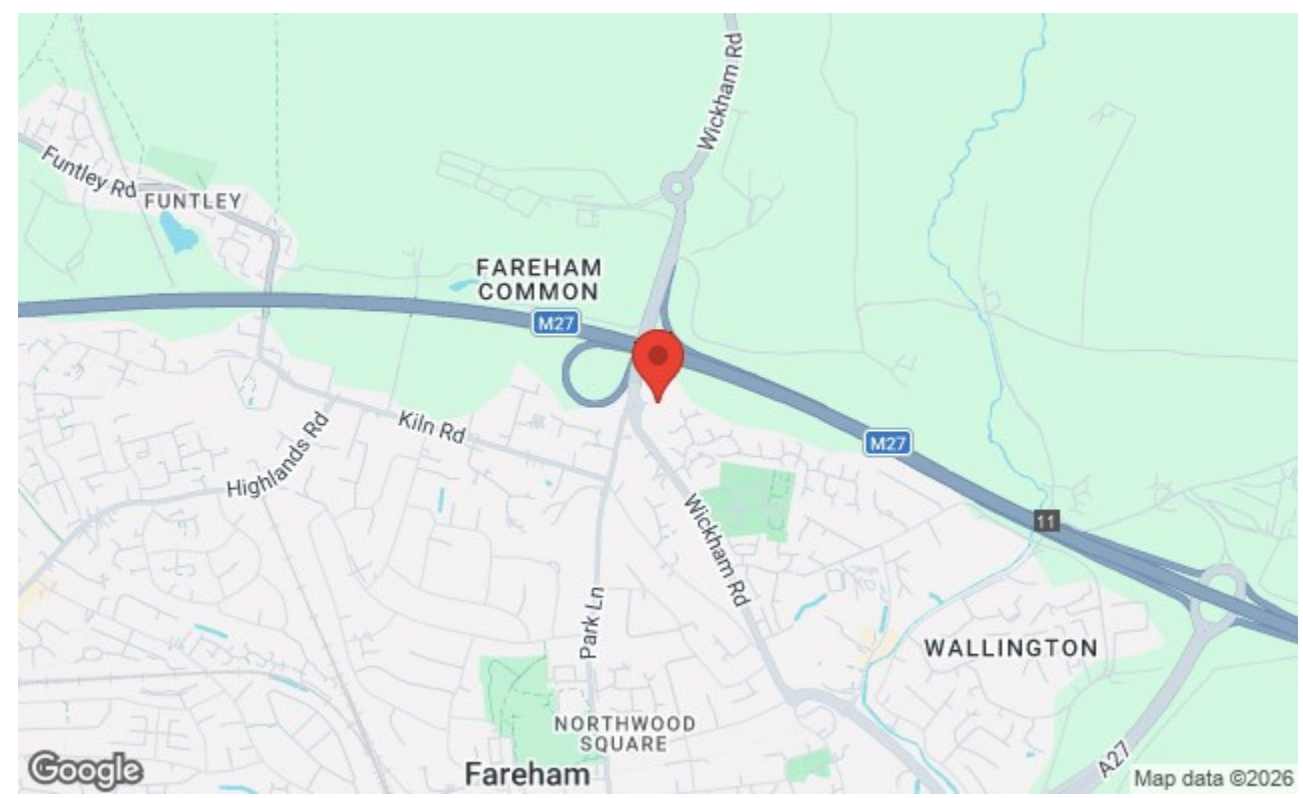




£950 Per Calendar Month

Wickham Road, Fareham PO16 7QZ



2 1 1

### HIGHLIGHTS

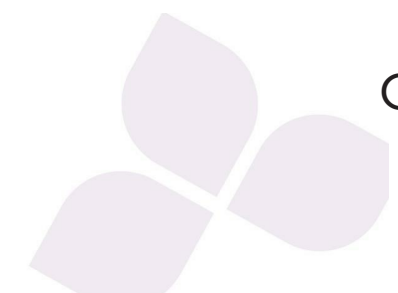
- ALLOCATED PARKING
- TWO BEDROOMS
- FIRST FLOOR
- UNFURNISHED
- OPEN PLANNED LIVING
- MODERN BATHROOM
- CLOSE TO TRANSPORT LINKS
- CLOSE TO FAREHAM SHOPS
- AVAILABLE JANUARY 2024
- A MUST VIEW

Welcome to this compact two-bedroom first floor flat located on Wickham Road in the desirable area of Fareham. Nestled within Furze Court, this property offers a perfect blend of modern living and comfort.

As you enter, you are greeted by the open plan kitchen/reception room with doors to the hallway. The flat features two well-proportioned bedrooms, each designed to offer a peaceful retreat. The modern bathroom is tastefully finished, ensuring

convenience and style. Additionally, the flat benefits from fully electric heating and allocated parking.

The surrounding area offers a range of local amenities including shops, schools, parks and easy access to motorway, making it a wonderful place to call home.



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



# PROPERTY INFORMATION

## ENTRANCE HALL

Smooth ceiling, smooth walls, laminate floor and doors leading to all rooms.

## BEDROOM 1

Smooth Ceiling, smooth walls, radiator and TV point.

## BEDROOM 2

Smooth Ceiling and smooth walls, radiator and TV point.

## BATHROOM

Smooth ceiling with inset spot lights, smooth walls, three piece white bathroom suit with low flush WC, pedestal hand wash basin, shower over bath, extractor fan, illuminated mirror, heated towel rail and lino flooring.

## LIVING ROOM/KITCHEN

Smooth ceiling and smooth walls, radiator, TV point, range of high gloss wall and base kitchen units with stainless steel sink and drainer, electric hob, electric oven, extraction unit, space for washing machine and space for a fridge.

## TENANTS FEE 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);

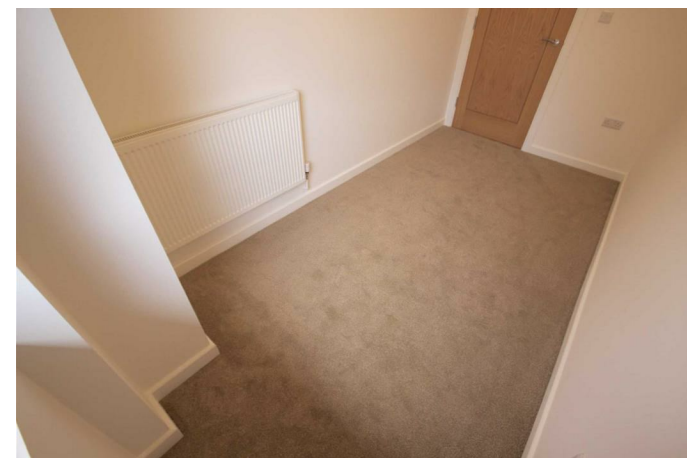
- Reasonable costs for replacement of lost keys or other security devices;

- 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		59	59
(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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