

£995 Per Calendar Month

Maytree Road, Fareham PO16 0HX



HIGHLIGHTS

- ◆ AVAILABLE THIS MONTH
- ◆ GROUND FLOOR
- ◆ ALLOCATED PERMIT PARKING
- ◆ TWO BEDROOMS
- ◆ SPACIOUS LOUNGE
- ◆ KITCHEN
- ◆ BATHROOM
- ◆ SECURE ENTRANCE
- ◆ COUNCIL TAX BAND A
- ◆ EPC RATING D

Available this month - Two Bedroom Ground Floor Flat in Delme Court which is perfectly positioned within walking distance of Fareham town centre, offering an excellent range of shops, restaurants and leisure facilities, whilst also being conveniently located for Fareham train station, bus links and major road connections including the M27.

The accommodation comprises a spacious lounge which flows through to the fitted kitchen, creating a

practical and sociable living area. There are two bedrooms, including a generous double bedroom and a versatile single bedroom which would also make an excellent home office or nursery. A family bathroom completes the accommodation.

The property benefits from a secure communal entrance and an allocated permit parking space, making it an ideal home for professionals, couples or small families seeking convenient town-centre living.

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





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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

Tenant Fees Act 2019

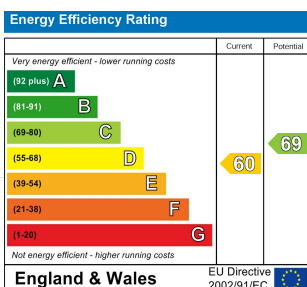
As well as paying the rent, you may also be required to make the following permitted payments.

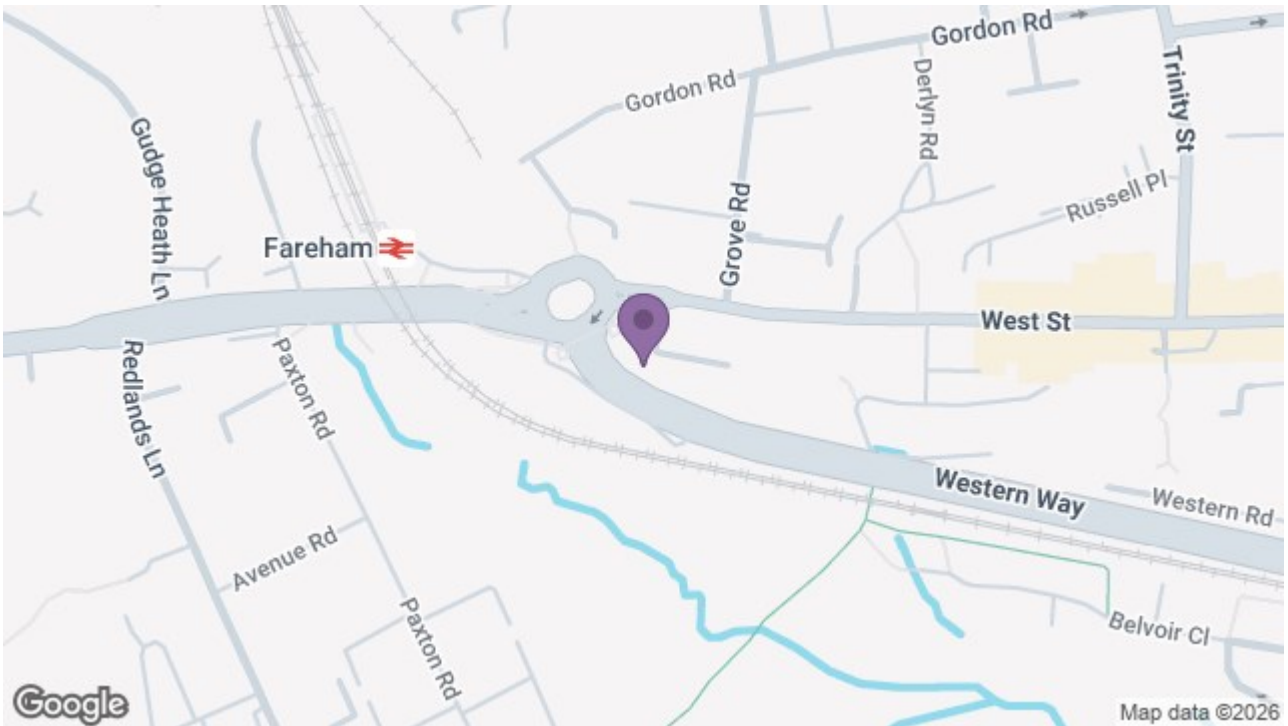
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.





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