

£895 Per Calendar Month

West Street, Fareham PO16 0AJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ 1 BEDROOM FLAT
- ❖ PARKING
- ❖ MULTIPLE LAYOUTS AVAILABLE
- ❖ WALKING DISTANCE FROM TRAIN STATION
- ❖ MODERN THROUGHOUT
- ❖ FULLY ELECTRIC
- ❖ AVAILABLE END OF APRIL
- ❖ WALKING DISTANCE FROM TOWN CENTRE
- ❖ COUNCIL TAX BAND "A"
- EPC RATING TBC

Bernards Estate Agents are delighted to present these stylish, brand-new one-bedroom apartments, ideally situated just minutes from Fareham train station.

Each apartment offers a bright open-plan kitchen and lounge, a contemporary shower room, and modern finishes throughout, providing a comfortable and

low-maintenance living space.

Further benefits include resident parking and bicycle storage for added convenience.

With a variety of layouts available, we strongly advise calling Bernards Estate Agents today to secure your viewing and avoid disappointment.

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





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# PROPERTY INFORMATION

## LOUNGE

## KITCHEN

## BATHROOM

## HALLWAY

## BEDROOM

## TFA 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.

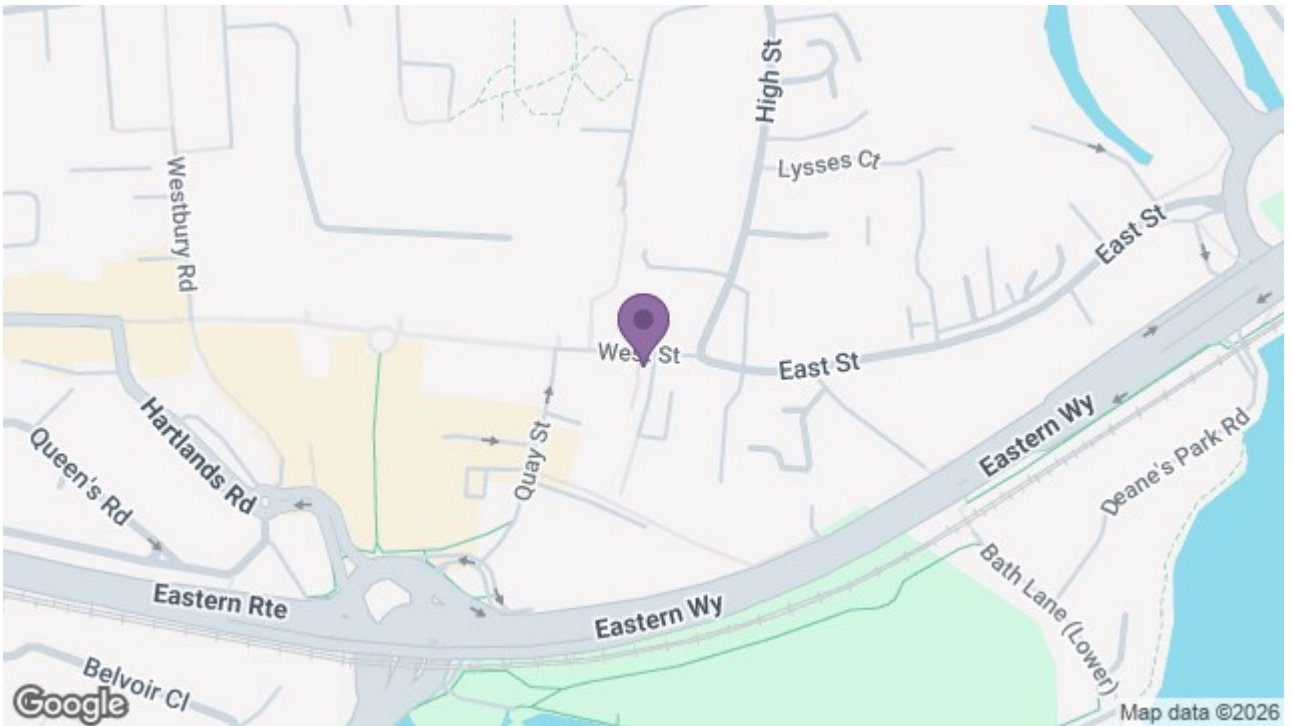
## RTR

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





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