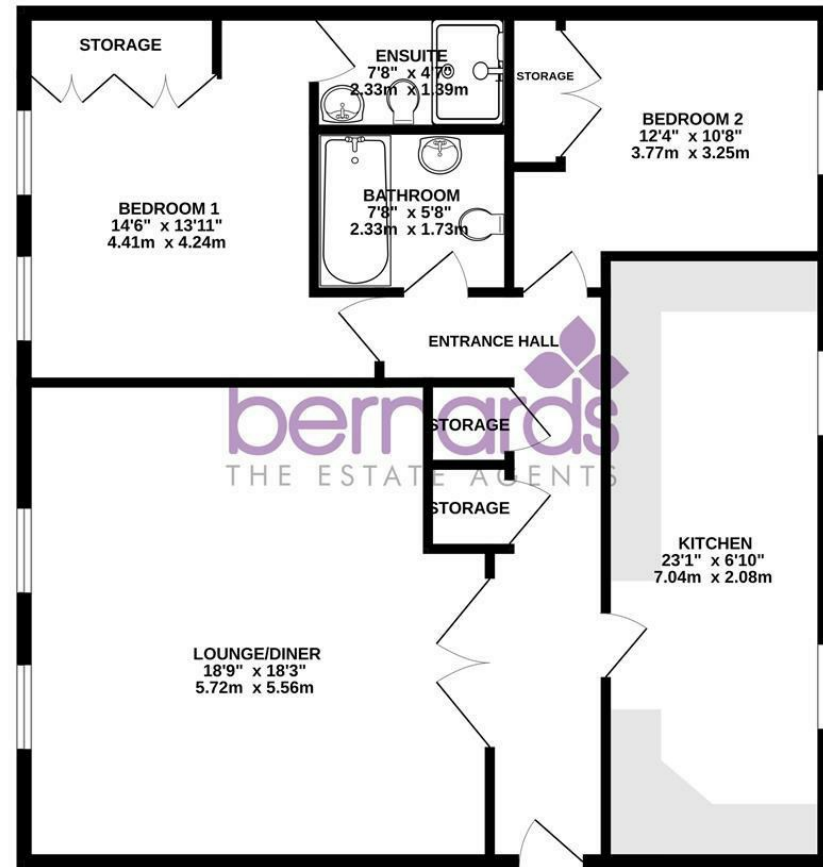
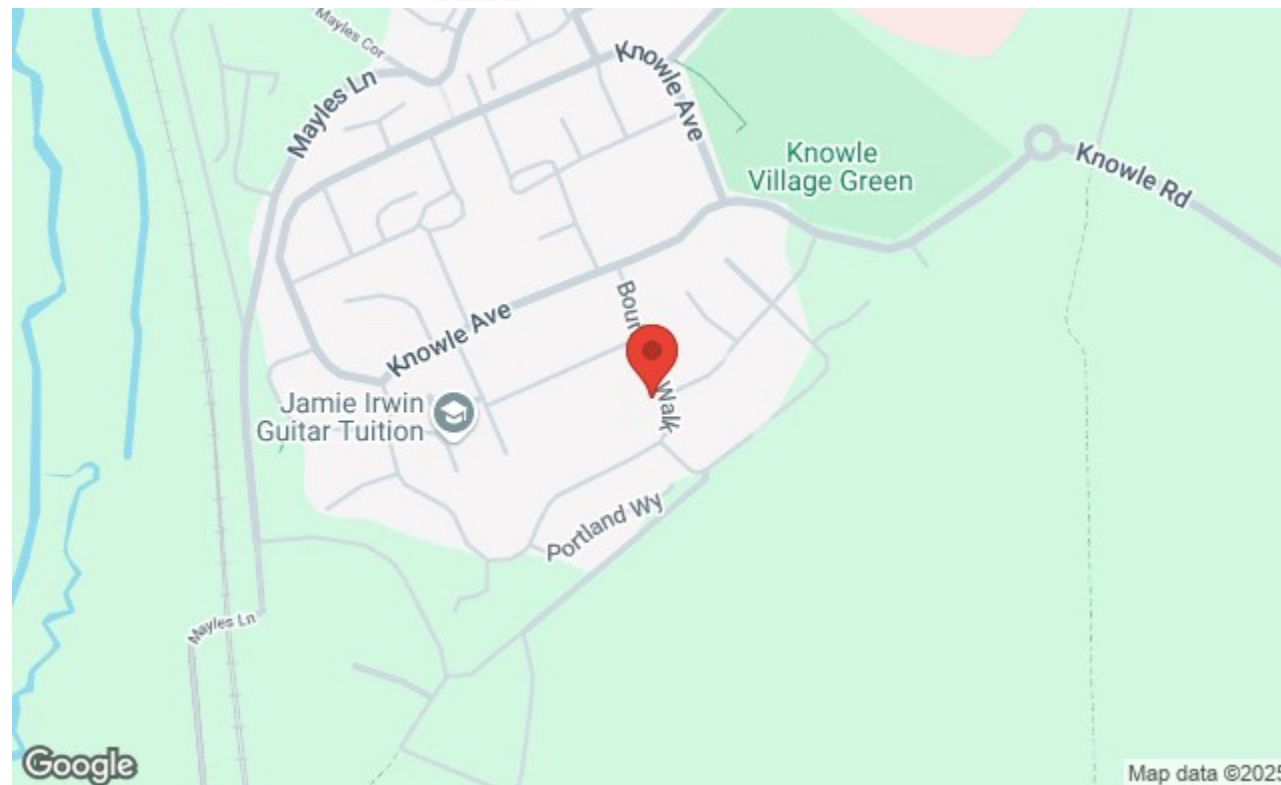


2ND FLOOR  
1041 sq.ft. (96.7 sq.m.) approx.



TOTAL FLOOR AREA: 1041 sq.ft. (96.7 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 mis-statement. 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 5.0.2024



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



£1,350 PCM

Kingswood Place, Knowle Village PO17 5FQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ UNFURNISHED
- ❖ WHITE GOODS INCLUDED
- ❖ AVAILABLE FEBRUARY 10th 2025
- ❖ IDEAL FOR COUPLES PROFESSIONALS
- ❖ PARKING
- ❖ BEAUTIFUL TOP FLOOR APARTMENT
- ❖ STUNNING VIEWS
- ❖ TWO DOUBLE BEDROOMS
- ❖ ENSUITE AND FAMILY BATHROOM
- ❖ LARGE KITCHEN

This stunning top-floor apartment spans over 1,000 sq. ft. and boasts two double bedrooms, including a master with an ensuite and fitted wardrobes. The second bedroom is serviced by a modern family bathroom. The property features a large kitchen with ample storage and integrated appliances, as well as an expansive lounge-diner offering beautiful views. High ceilings throughout add to the sense of space and light.

Located in a peaceful area, the apartment comes with an allocated

parking space and is perfect for couples or professionals. Available from the second week of February. Don't miss out on this serene and stylish home!

Call today to arrange a viewing  
01329756500

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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.

## MOVE IN

Available for Move in - 10th February 2025

## LOUNGE/DINER

18'9" x 18'2" (5.72 x 5.56)

## KITCHEN

23'1" x 6'9" (7.04 x 2.08)

## BEDROOM ONE

14'5" x 13'10" (4.41 x 4.24)

## ENSUITE

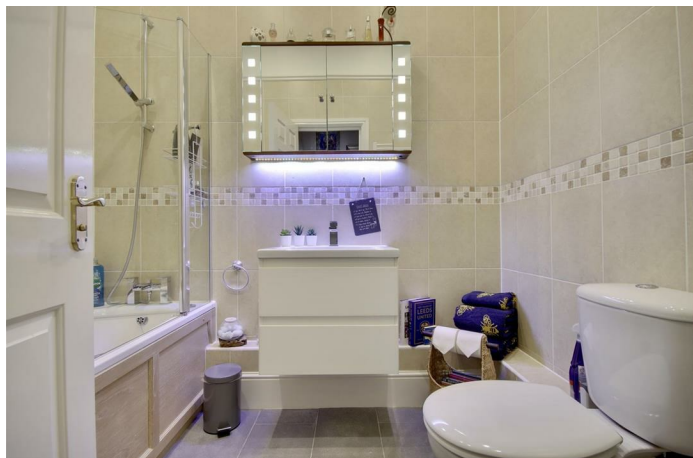
7'7" x 6'2" (2.33 x 1.89)

## BEDROOM TWO

12'4" x 10'7" (3.77 x 3.25)

## BATHROOM

7'7" x 5'8" (2.33 x 1.73)



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		
EU Directive 2002/91/EC		
England & Wales		

Scan here to see all our properties for sale and rent



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

