

£1,700 PCM

Walton Court, Fareham PO15 6EZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOMS
- TWO PARKING SPACES
- SEPERATE LIVING ROOM
- OPEN PLANNED KITCHEN/DINER
- SEMI DETACHED
- FLEXI FURNISING
- GREAT TRANSPORT LINKS
- SHORT WALK TO HIGHLANDS ROAD
- AVAILABLE NOW
- A MUST VIEW

Welcome to this charming semi-detached house located in the sought-after area of Walton Court, Fareham. This property boasts one spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The highlight of this lovely home is the open-planned kitchen diner, ideal for whipping up delicious meals while still being part of the conversation. The property is well-presented throughout, offering a warm and inviting atmosphere for you to

make your own.

Parking is always a breeze with space for two vehicles, ensuring you never have to worry about finding a spot. Whether you're a growing family or a couple looking for a bit more space, this property offers the flexibility you need. Plus, it comes with flexible furnishing, making your move a seamless and easy transition.

Don't miss out on this fantastic opportunity - this property is available now for you to move in and start creating new memories. Book your viewing today and envision yourself living in this wonderful home in Walton Court, Fareham.

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.

Tenants 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 e.g. 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.

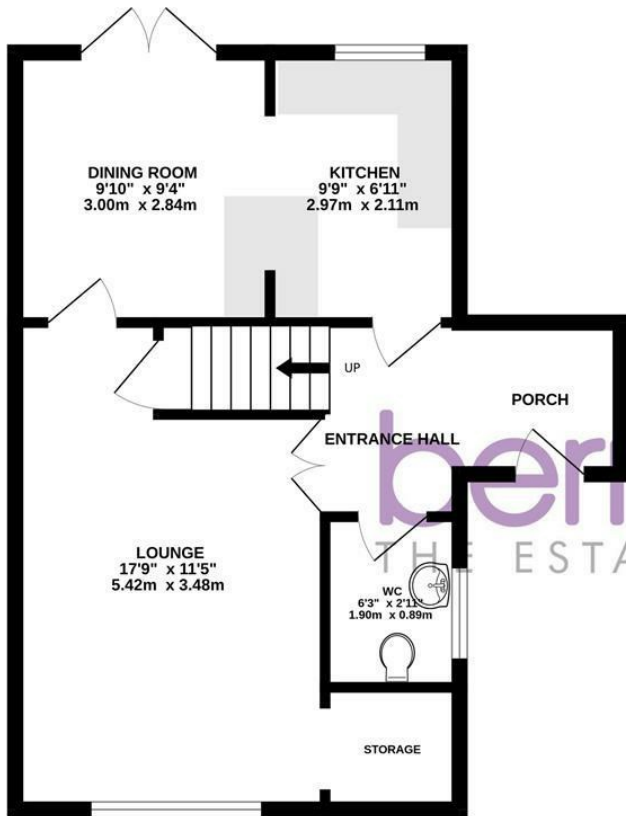
Council Tax Band C



| 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 | |



GROUND FLOOR
481 sq.ft. (44.7 sq.m.) approx.

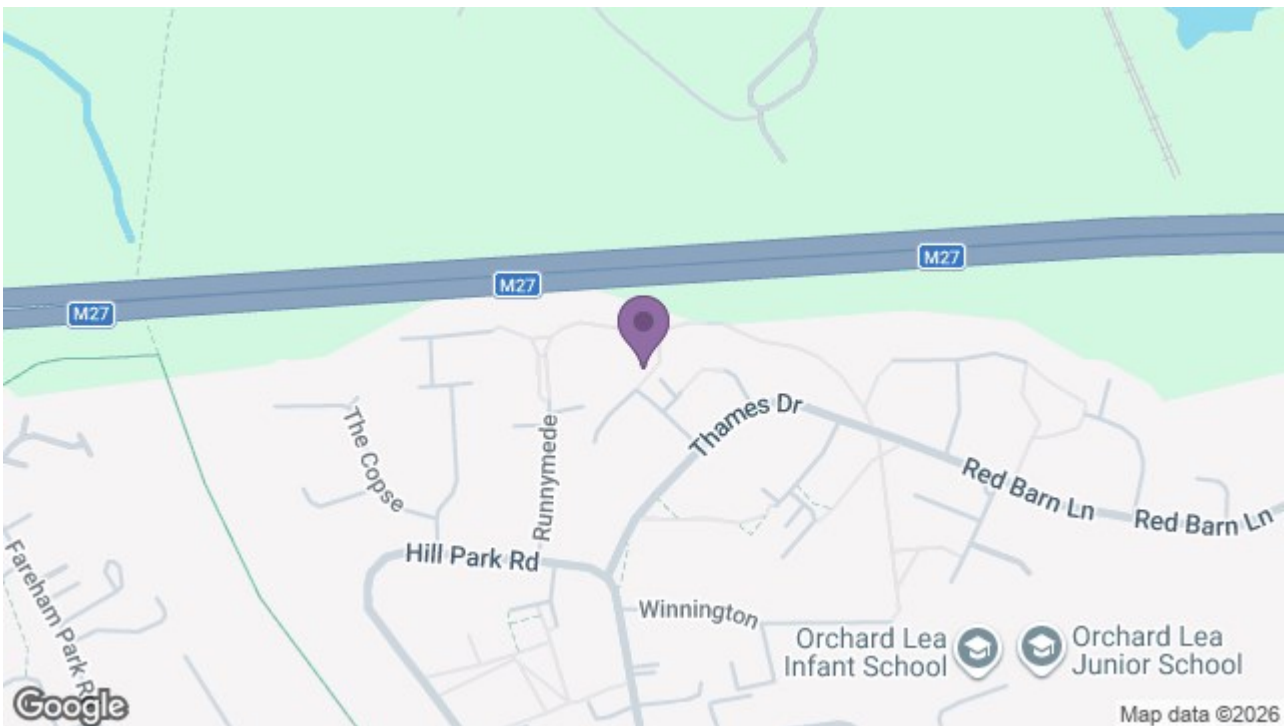


1ST FLOOR
449 sq.ft. (41.7 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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.
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