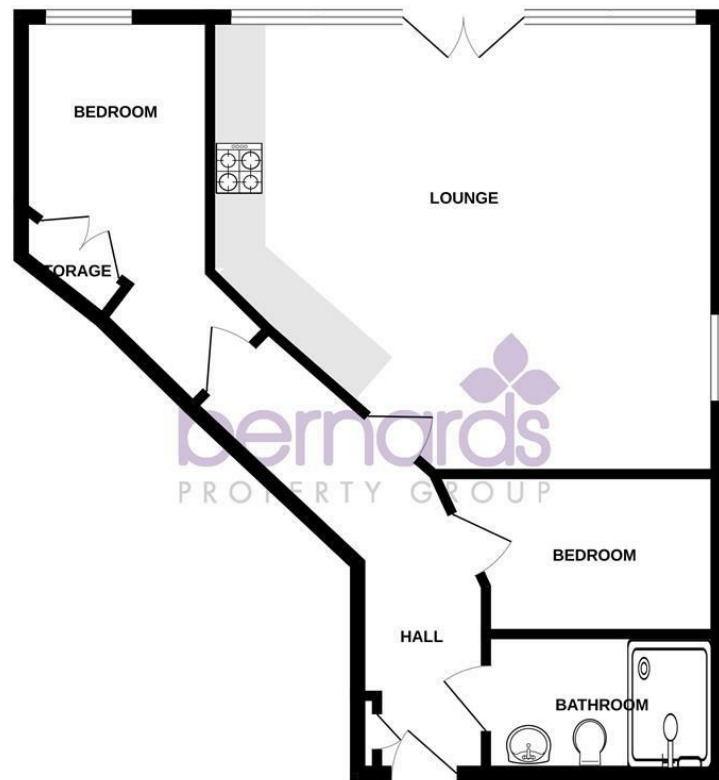
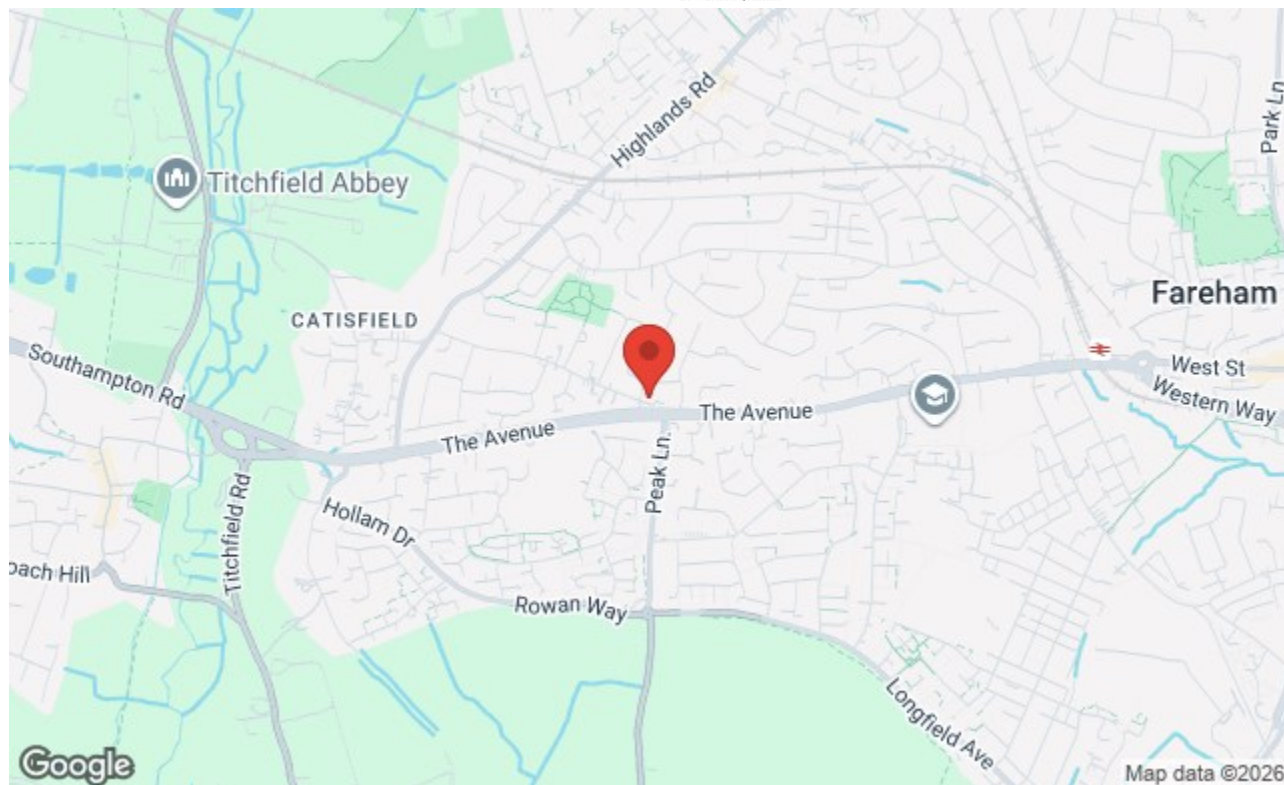


GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 ©2025



£1,300 PCM

Catisfield Road, Fareham PO15 5LP



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ HIGH CEILINGS
- ❖ PRIVATE TERRACE
- ❖ BUILT IN APPLIANCES
- ❖ AIR CONDITIONING
- ❖ LIFT ACCESS
- ❖ ALLOCATED PARKING
- ❖ VISITOR PARKING
- ❖ DESIRABLE LOCATION

This two-bedroom apartment is located in a highly desirable area, offering a perfect blend of comfort, style, and convenience. The property boasts a large open-plan lounge and kitchen, designed to maximize space and natural light, with high ceilings creating an airy and inviting atmosphere. From the living area, doors lead out to a private terrace — ideal for relaxing or entertaining guests.

machine, and dishwasher, making it a practical space for modern living. Both bedrooms are generously sized, and the apartment benefits from air conditioning throughout, ensuring year-round comfort.

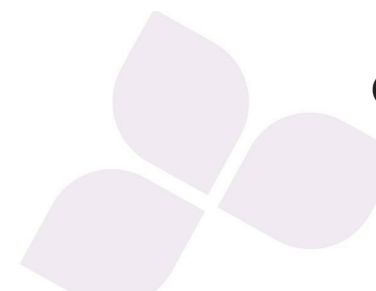
Set within a well-maintained block with lift access, the property also includes an allocated parking space along with ample visitor parking.

The kitchen is fully equipped with a built-in fridge, washing

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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

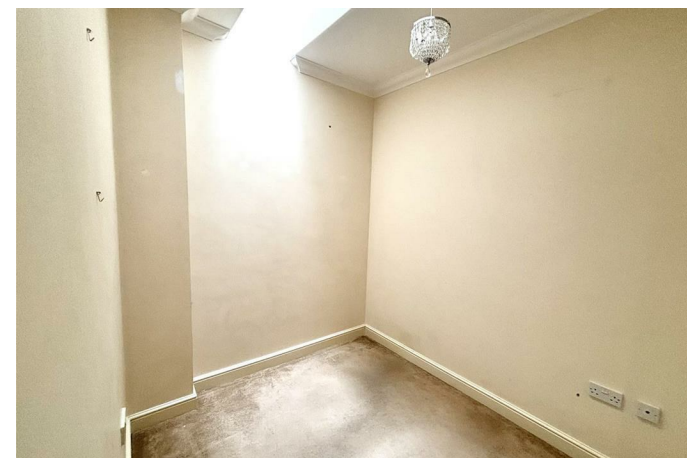
· Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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.

AVAILABLE MOVE IN DATE

Available Now



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(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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