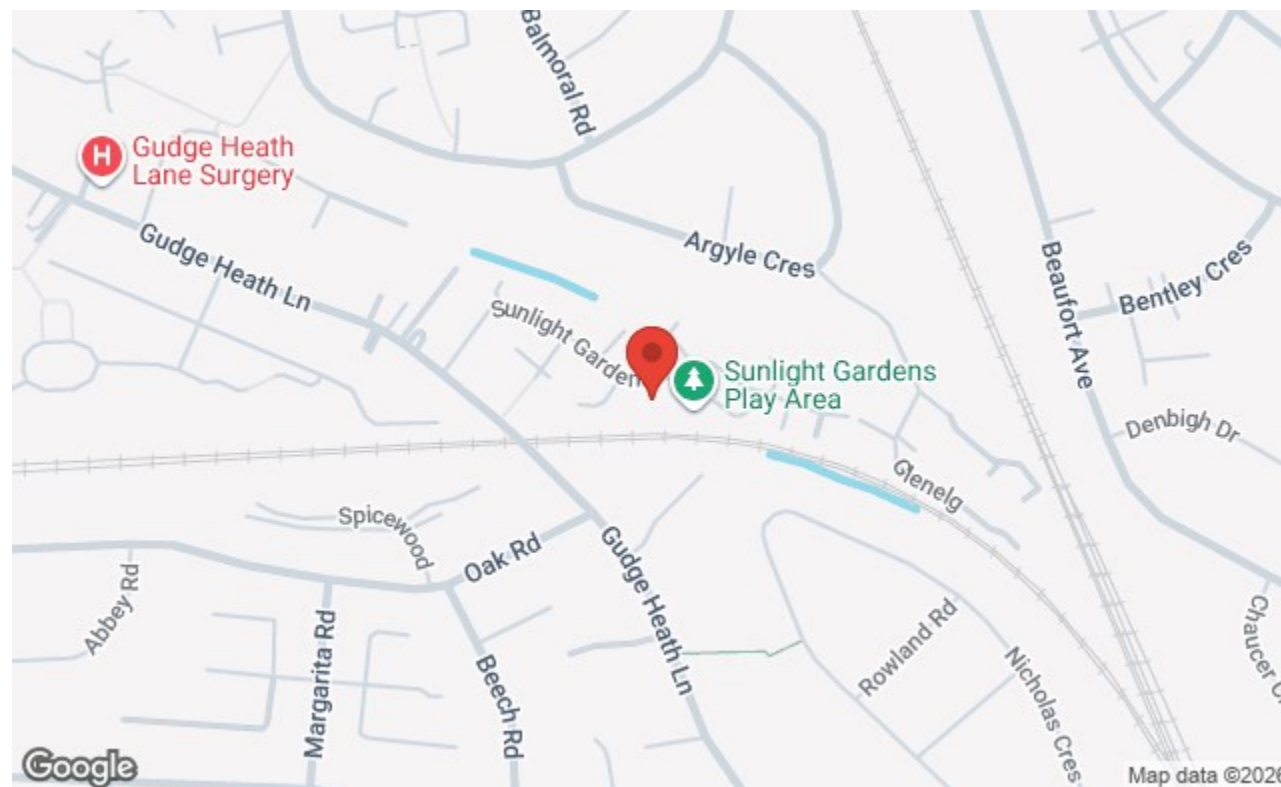




£1,200 PCM

Sunlight Gardens, Fareham PO15 6DQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ALLOCATED PARKING
- ❖ TWO BEDROOMS
- ❖ OPEN PLANNED LIVING
- ❖ MODERN KITCHEN
- ❖ INTEGRATED WHITE GOODS
- ❖ FITTED BATHROOM
- ❖ STORAGE
- ❖ CENTRAL LOCATION
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ AVAILABLE JANUARY

Welcome to this top floor apartment located in central Fareham, Sunlight Gardens. This purpose-built flat boasts two bedrooms.

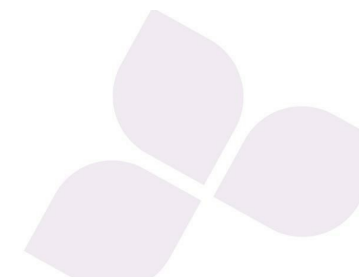
As you step inside, you'll be greeted by a large open planned living area. Offering ample space for entertaining guests or simply relaxing with your loved ones. The open-planned living area adds a modern touch to the property, creating a seamless flow between the kitchen, dining, and living spaces.

The property is well-presented throughout, providing a blank canvas for you to add your personal touch and make it truly feel like home.

Parking is often a concern, but worry not as this property comes with parking space for one vehicle, ensuring convenience for you.

Don't miss out on the opportunity to make this lovely flat in Sunlight Gardens your new home. Book a viewing today and envision the possibilities that this property holds for you!

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



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



PROPERTY INFORMATION

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.

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.

COUNCIL TAX BAND B



| 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 | | |



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