

£1,000 PCM

Altavia House, Fareham PO16 7BQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ CONVERTED APARTMENTS
- ❖ OPEN PLAN LOUNGE/DINER
- ❖ BUILT IN WARDROBES
- ❖ WHITE HIGH GLOSS FITTED KITCHENS WITH NEFF APPLIANCES
- ❖ HIGH CEILINGS
- ❖ FAREHAM HIGH STREET LOCATION
- ❖ VIEWINGS HIGHLY RECOMMENDED
- ❖ AVAILABLE MARCH 2024
- ❖ LISTED BUILDING
- ❖ PARKING SPACE

Bernards are delighted to bring to the rental market this one bedroom open plan apartment.

Altavia House is a fine detached brick built period styled property perfectly located on Fareham's prestigious and historic High Street. The property has recently undergone a thorough and very carefully considered conversion to form a number of prestigious apartments. This particular apartment consists of 1 double bedroom, an open plan Kitchen/Living room and a modern

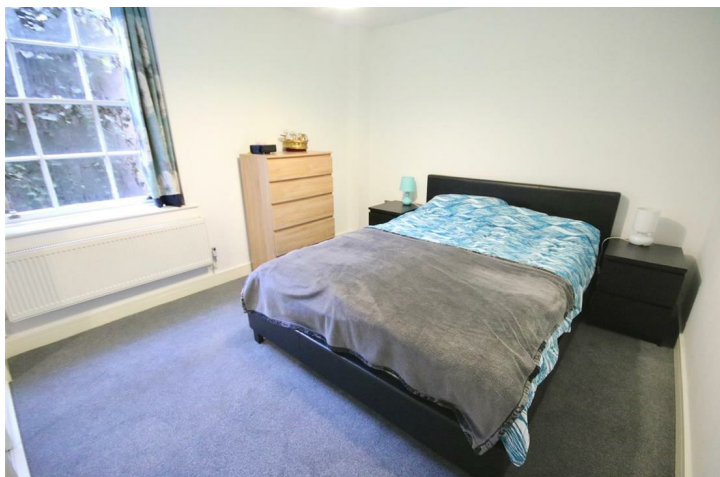
fitted bathroom with shower over bath. This apartment has the added bonus of allocated parking and gas central heating making it a fantastic opportunity to rent something unique.

The combination of high ceilings and large Georgian styled windows which flood the generously proportioned rooms with natural light have enabled the architects and developers to create homes of a quality rarely seen in this day and age.

Available March 2024.

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





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PROPERTY INFORMATION

ENTRANCE HALL

Smooth ceiling and smooth walls, inset spotlights, radiator, doors leading to:

Lounge/Kitchen

Lounge area- 13'00 x 12'09

Kitchen area- 7'09 x 12'09

Smooth ceiling with inset spotlight and smooth walls, sash windows to rear aspect, oak engineered wood flooring, Howdens gloss white kitchen units with integrated handles.

Bedroom one

10'05" x 12'09" (3.18 x 3.89)

Smooth ceiling with inset spotlights, smooth walls with a sash window to the front aspect.

Bathroom

8'05" x 6'06" (2.57 x 1.98)

Fully tiled walls and floors, feature recessed mirror with LED lighting operated by movement sensor, WC with soft close seat and cover, wash/hand basin with nero mono basin mixer over a Pura single drawer wall mounted bathroom storage cabinet. Inset bath with chrome shower over, chrome mixer tap and glass shower screen. Chrome heated ladder style towel rail.

Communal Area

Communal hallways will be bright and airy with white painted ceilings, walls and woodwork. Hard wearing commercial-grade carpets, emergency lighting, access via secure intercom system.

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.

Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please

ask a member of our sales team for further details and a quotation.

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

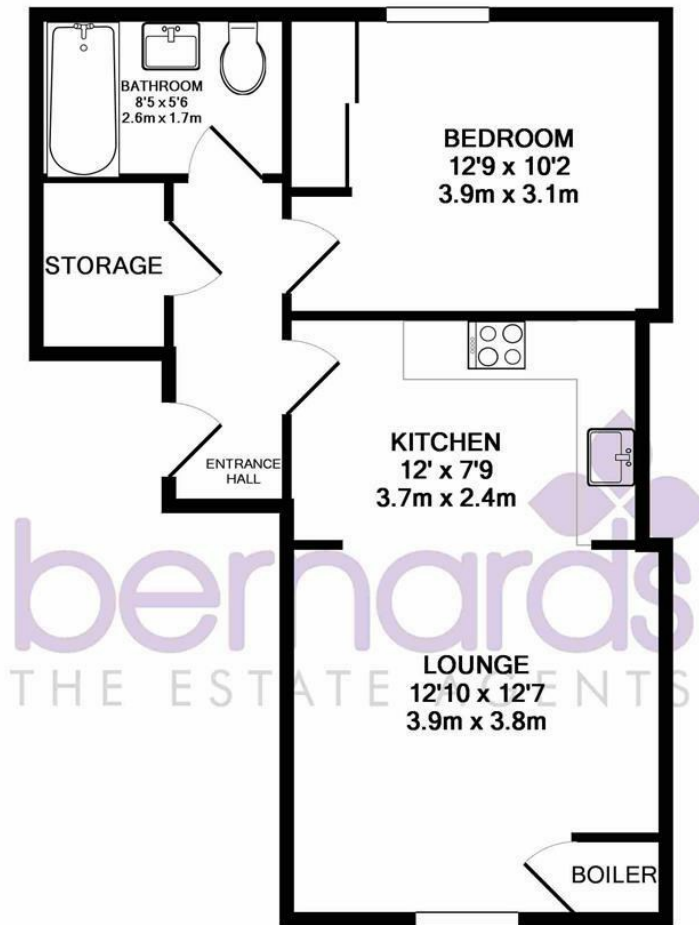
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.



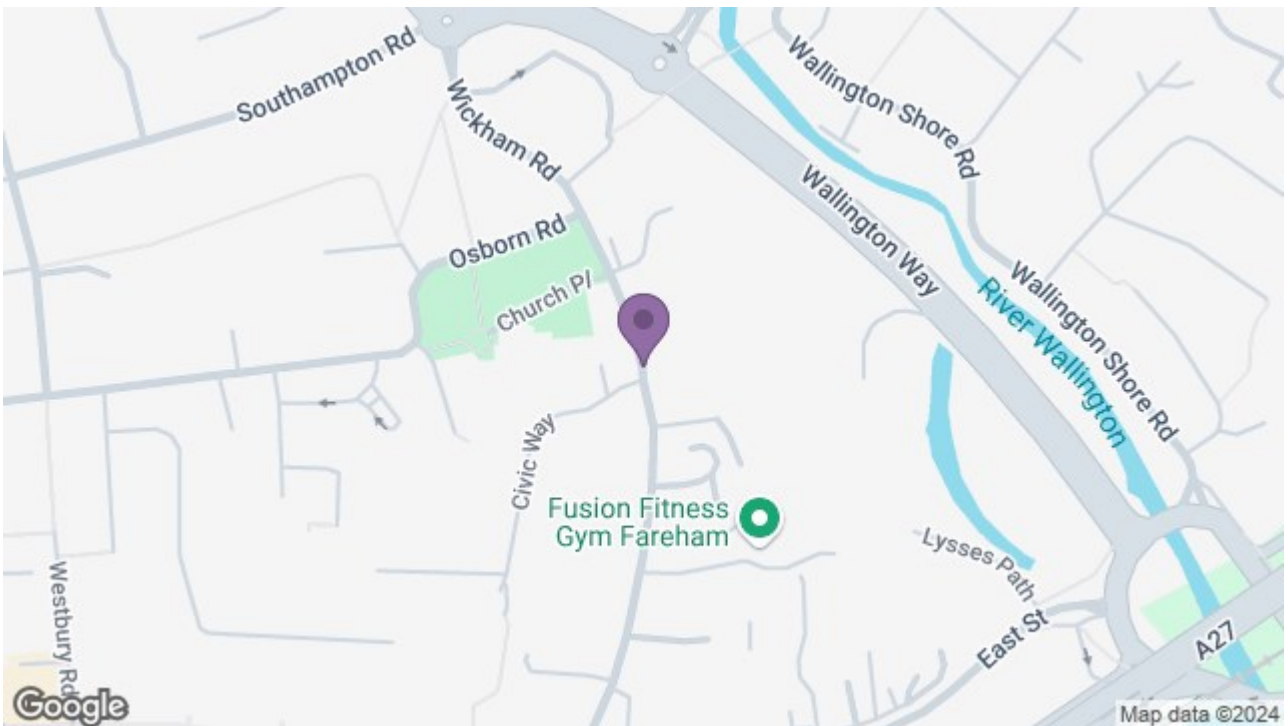
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	55	55
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	





TOTAL APPROX. FLOOR AREA 499 SQ.FT. (46.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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