

£950 Per Calendar Month

Longfield Avenue, Fareham PO14  
1JS

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM
- ❖ TOP FLOOR FLAT
- ❖ RESIDENT PARKING
- ❖ OPEN PLAN KITCHEN
- ❖ BALCONY
- ❖ STORAGE AREA
- ❖ COUNCIL TAX BAND "A"
- ❖ UNDER REFURBISHMENT
- ❖ ELECTRIC HEATING
- ❖ EPC RATING E

### "NO DEPOSIT OPTION AVAILABLE"

Bernards Estates are pleased to present this one bedroom top floor flat, located on Longfield Avenue in Fareham. Built in 1965, the property measures approximately 280 sq ft and is well suited to a single occupant or couple.

The accommodation comprises a reception room, a bedroom, a bathroom, and a compact kitchen area. The layout makes efficient use of the available space and provides comfortable accommodation for day-to-day living.

Situated on the top floor, the flat benefits from additional privacy. The property also includes resident parking spaces and secure storage facility for added convenience.

Longfield Avenue is well located for access to local shops, amenities, and transport links, with Fareham town centre within easy reach.

Overall, this property offers a straightforward and conveniently located one-bedroom home, ideal for tenants seeking a simple and manageable living space in the Fareham area.

\*\*This property is scheduled for refurbishment prior to occupancy. Availability may be subject to change, so please contact us to confirm dates.\*\*

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





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# PROPERTY INFORMATION

## RECEPTION ROOM

## OPEN PLAN KITCHEN

## BEDROOM

## BALCONY

## SHOWER ROOM

## TFA 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:

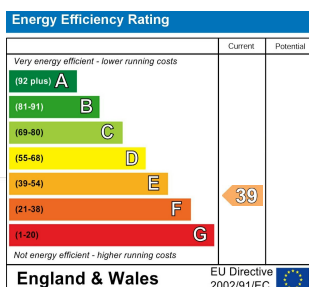
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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;

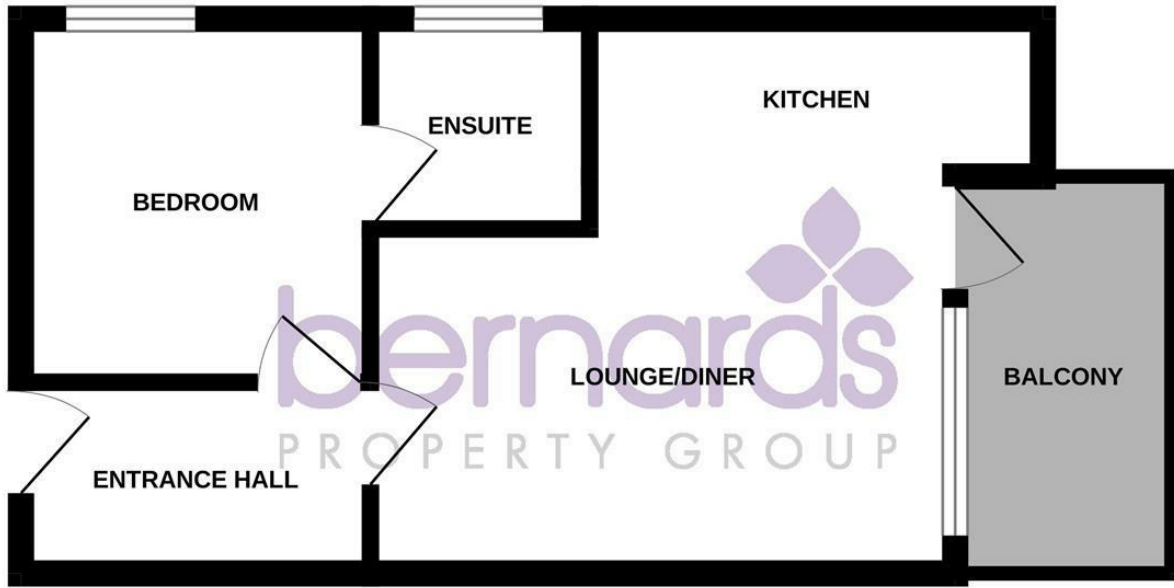
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

## RTR

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.

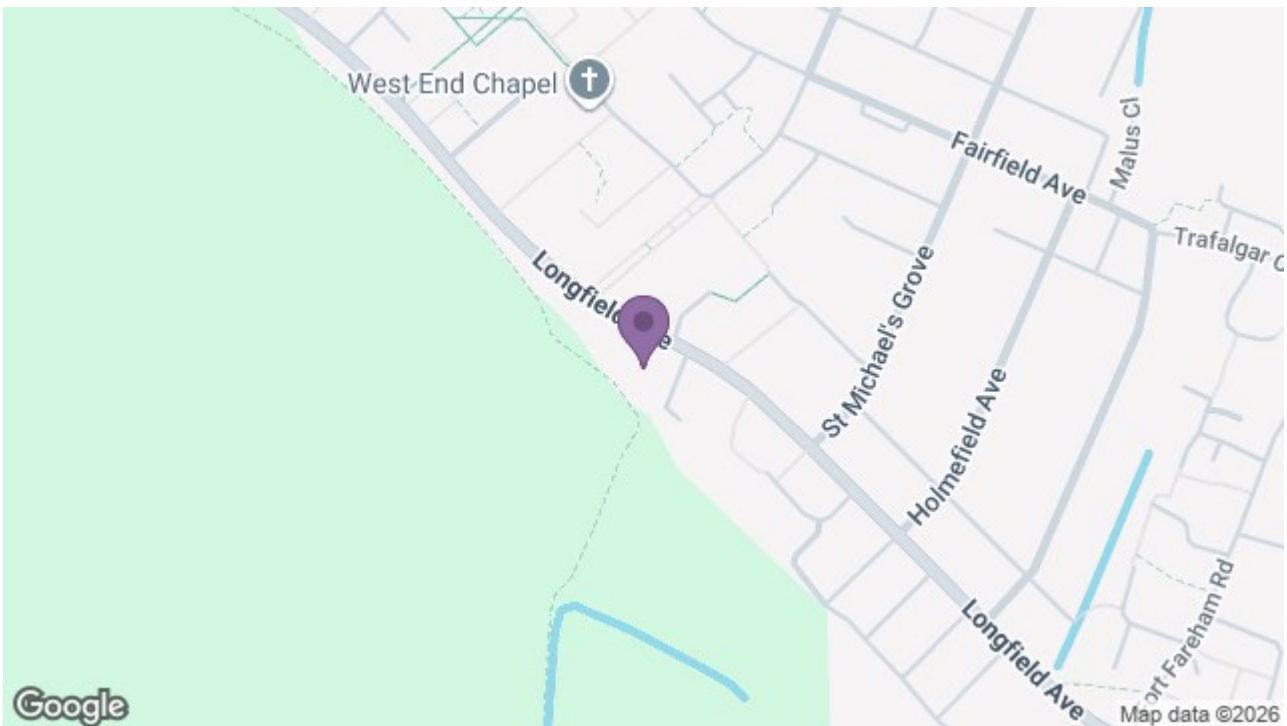


TOP FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 268 sq.ft. (24.9 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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