

£850 Per Month

Wickham Road, Fareham PO16
7QZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOMS
- ❖ UNFURNISHED
- ❖ WELL PRESENTED
- ❖ ALLOCATED PARKING
- ❖ OPEN PLANNED LIVING
- ❖ NATURALLY DECORATED
- ❖ MODERN BATHROOM
- ❖ CLOSE TO TRANSPORT LINKS
- ❖ CLOSE TO TOWN
- ❖ AVAILABLE NOVEMBER

Bernards are excited to welcome to the rental market this two bedroom first floor flat in Fareham.

Boasting a large open plan kitchen and living room, two fantastic sized bedrooms, a brand new bathroom and a light and airy feel throughout. With plenty of windows and neutral decor, this property will not be

on the rental market for long.

With double glazed windows and heating throughout, this property could be perfect for you.

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





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PROPERTY INFORMATION

Kitchen/Living room

11'07" x 20'04" (3.53 x 6.20)
Smooth ceiling, smooth walls, range of high gloss wall and base units, stainless steel sink and drainer, electric hob, electric oven, extraction unit, space for washing machine, space for fridge, windows to side and front aspects, radiator.

Bedroom

6'04" x 11'06" (1.93 x 3.51)
Smooth ceiling, smooth walls, window to front aspect, radiator.

Master Bedroom

8'00" x 14'06" (2.44 x 4.42)
Smooth ceiling, smooth walls, window to front aspect, radiator.

Bathroom

5'07" x 7'11" (1.70 x 2.41)
Smooth ceiling, smooth walls, extraction fan, heated towel rail, low flush W/C, pedestal hand wash basin, illuminated mirror, panel enclosed bath with shower over, lino floor.

Tenant Fees Act 2019

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

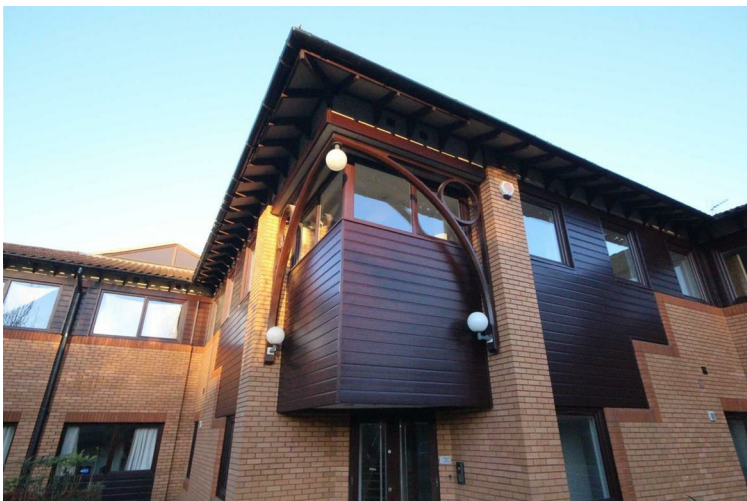
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

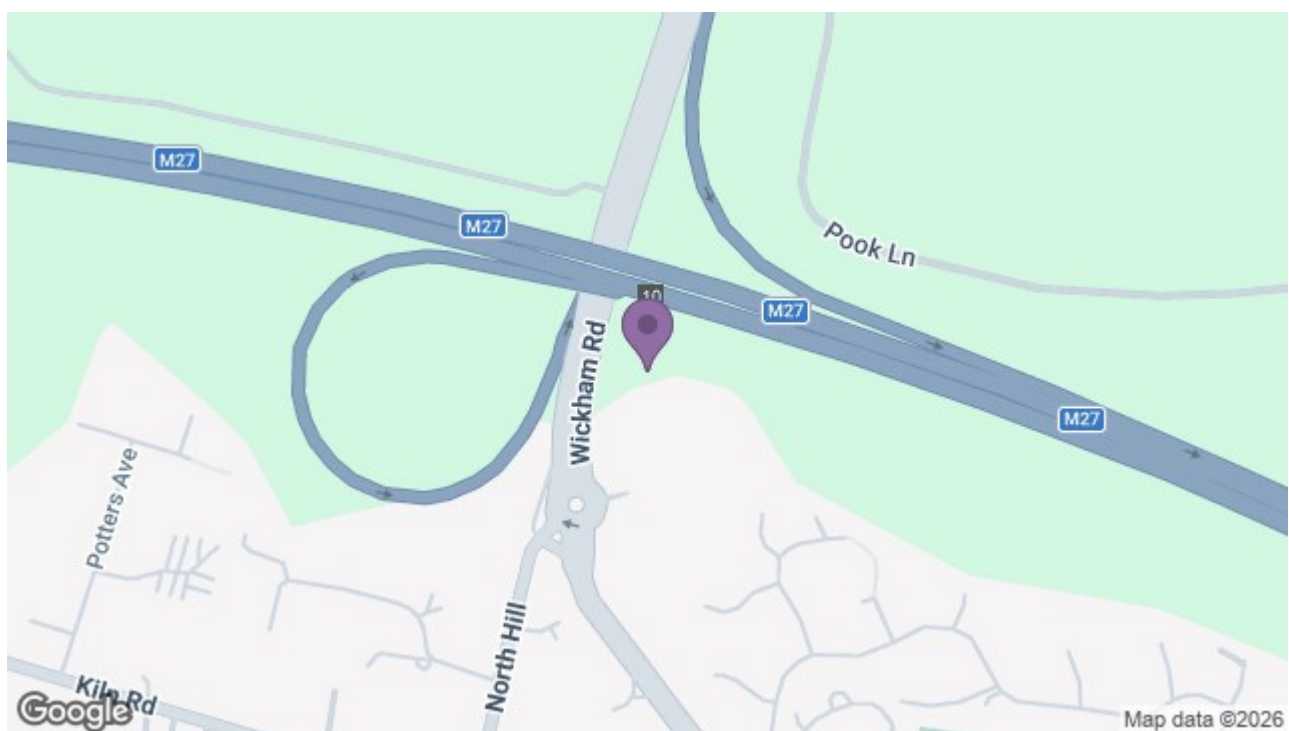
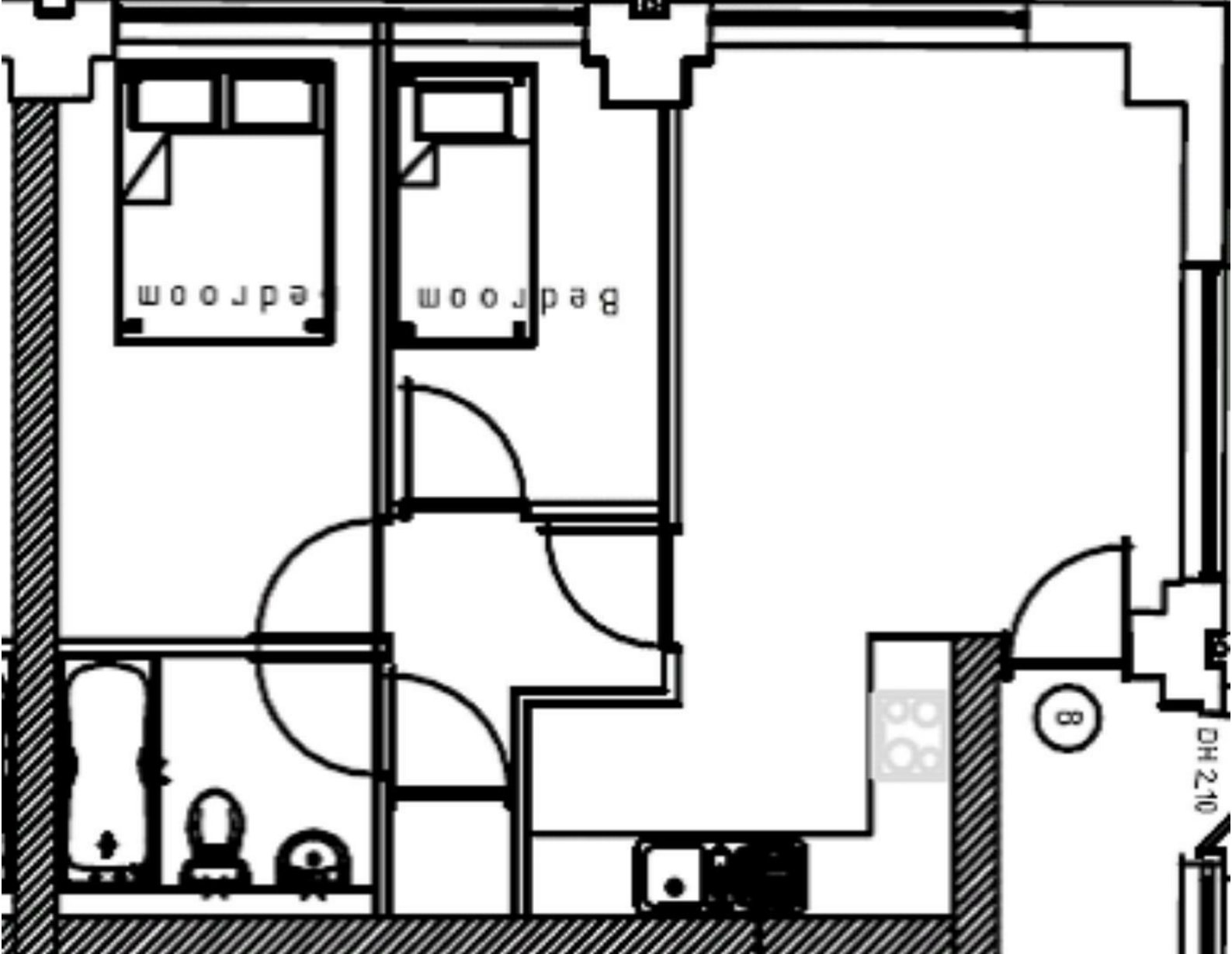
Right to Rent

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.



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	57	57
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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