

£950

Derlyn Road, Fareham PO16 7TH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ WALK IN WARDROBE
- ❖ GROUND FLOOR
- ❖ WALKING DISTANCE TO SUPERMARKET
- ❖ WALKING DISTANCE TO TRAIN STATION
- ❖ WALKING DISTANCE TO SHOPPING CENTER
- ❖ WALKING DISTANCE TO BUS STATION
- ❖ OPEN PLAN KITCHEN/LOUNGE
- ❖ DOUBLE BEDROOM
- AVAILABLE NOW

This well-presented one-bedroom ground floor flat is now available to rent and offers comfortable, modern living in a highly convenient location.

The property features an open-plan lounge and kitchen, creating a bright and spacious living area perfect for relaxing or entertaining. The double bedroom benefits from a generous walk-in

wardrobe, providing excellent storage space.

Additional perks include a private parking space and the fantastic location — within easy walking distance of the train station, bus station, shopping centre, and supermarket, making it ideal for commuters and those looking for everyday convenience.

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





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PROPERTY INFORMATION

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.

Tenant Fee Act 2019

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

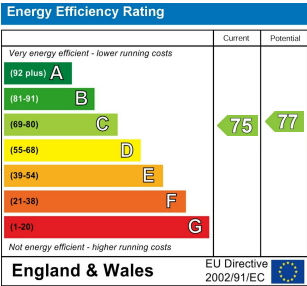
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

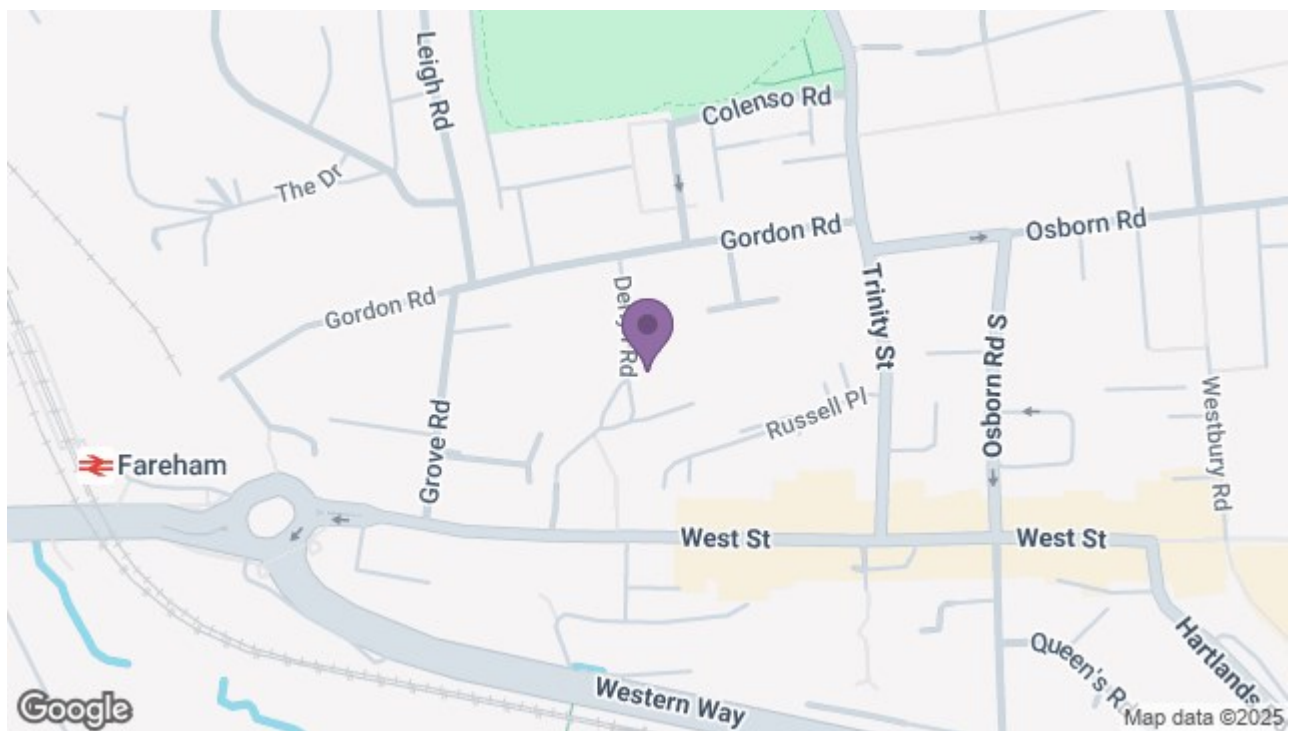
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

- 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.

Move In Date

Available now





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

