

£885 PCM

153b West Street, Fareham PO16
0DZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- TOP FLOOR FLAT
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO TRAIN STATION AND BUS STATION
- WALKING DISTANCE TO THE SHOPPING CENTRE
- OPEN PLAN KITCHEN/LOUNGE
- DOUBLE BEDROOM
- MODERN BATHROOM
- SKYLIGHT WINDOWS
- ALLOCATED PARKING
- AVAILABLE NOW

This one-bedroom flat is located on the top floor of a modern building in the town centre. The property has a clean, modern feel throughout and is ready to move into straight away.

Inside, there is an open-plan living room and kitchen, creating a bright and welcoming space. Skylight windows in both the kitchen and bathroom let in

plenty of natural light. The bedroom is a good size and offers a quiet space to relax.

The flat also comes with allocated parking and is within easy walking distance of the train station, bus station, and shopping centre. This is a great opportunity for anyone looking for a well-kept home in a central location.

Call today to arrange a viewing
01329756500
www.bernardsea.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 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 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

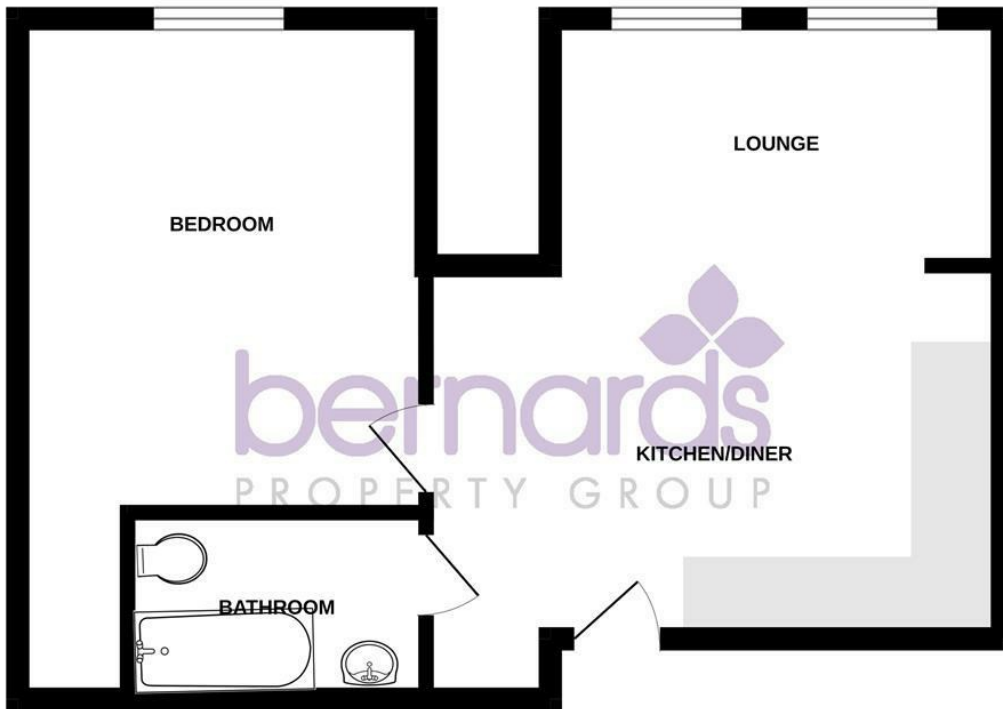
Available To Move in ASAP



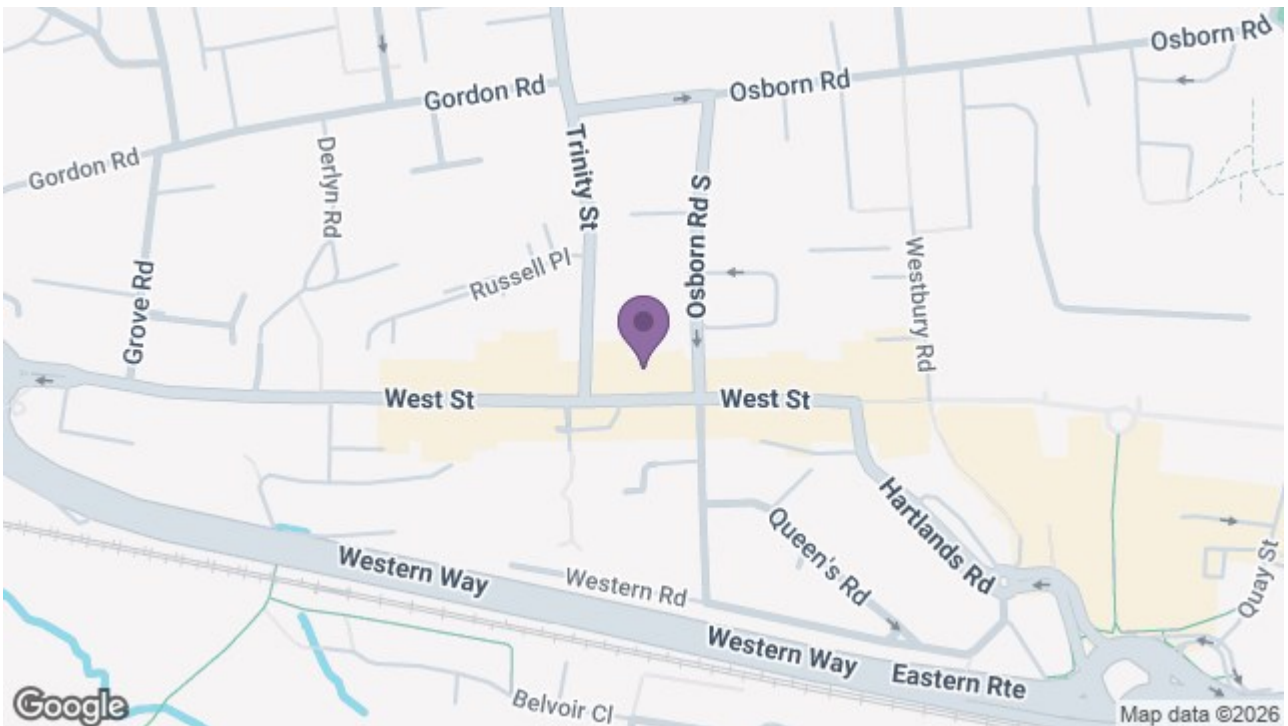
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	81
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



GROUND FLOOR



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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