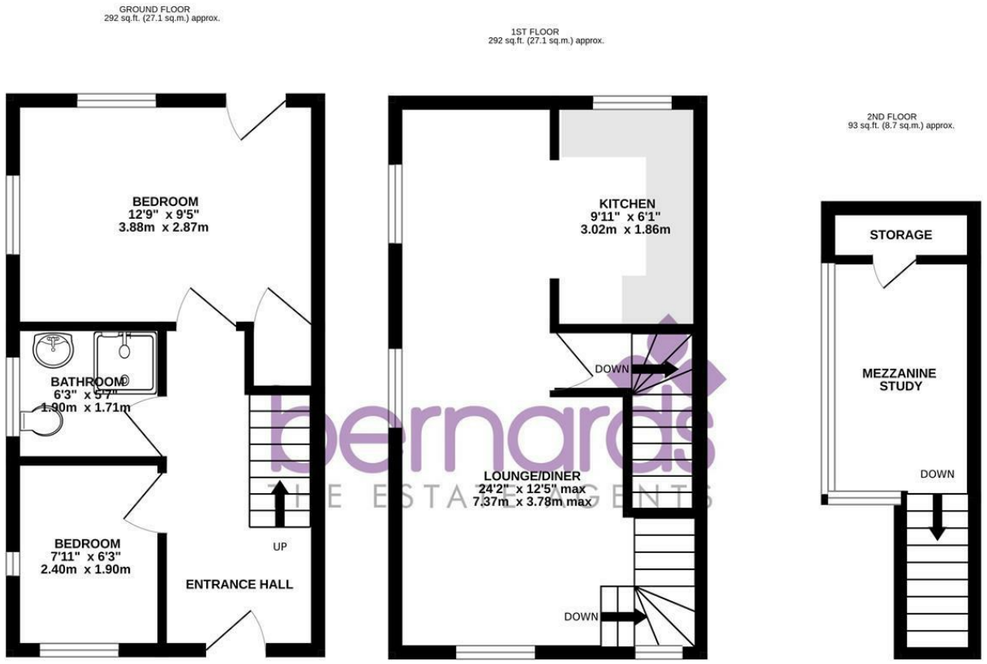
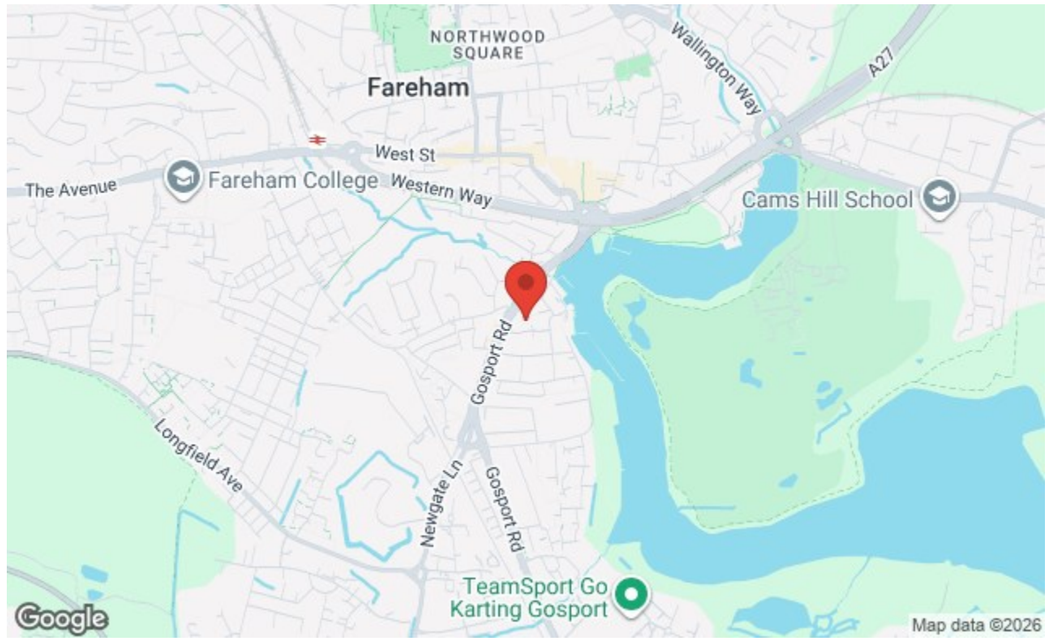


TOTAL FLOOR AREA : 676 sq.ft. (62.8 sq.m.) approx.

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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TO LET

£1,300 PCM

Lower Quay Close, Fareham PO16 0RE

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- TWO BEDROOMS
- MODERN SHOWER ROOM
- OPEN PLANNED LIVING
- 2 ALLOCATED PARKING SPOT
- MEZZANINE FLOOR
- PETS CONSIDERED
- WELL PRESENTED
- UNFURNISHED
- MOVE IN MARCH
- A MUST VIEW

Nestled in the area of Lower Quay Close, Fareham, this end-terrace house offers a perfect blend of comfort and convenience. With two bedrooms, this property is ideal for couples, or individuals seeking a peaceful retreat in a central location.

Upstairs you will be greeted by an inviting open-plan living space that seamlessly combines the reception area with the dining and kitchen zones. This layout not only enhances the sense of space but also creates a warm and welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The property is well presented, ensuring that you can move in with ease and make it your own.

The central location of this home provides easy access to local amenities, schools, and transport links, making it an excellent choice for those who value both accessibility and community. Although the property is offered unfurnished, this presents a wonderful opportunity for you to personalise the space to reflect your own style and preferences.

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

PROPERTY INFORMATION

COUNCIL TAX BAND C

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.









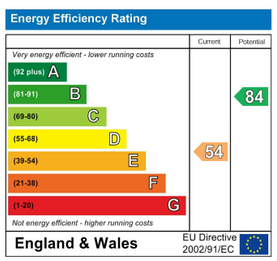












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