

£895 Per Calendar Month

West Street, Fareham PO16 0AJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE DOUBLE BEDROOM
- ❖ ONE PARKING SPACE
- ❖ SEPARATE KITCHEN
- ❖ WALKING DISTANCE FROM TRAIN STATION
- ❖ MODERN THROUGHOUT
- ❖ FULLY ELECTRIC
- ❖ AVAILABLE NOW
- ❖ WALKING DISTANCE FROM TOWN CENTRE
- ❖ COUNCIL TAX BAND A
- FIRST FLOOR

AVAILABLE NOW – A refurbished one-bedroom first-floor apartment, ideally situated just moments from Fareham Train Station, making it perfect for commuters.

The property offers bright and modern accommodation throughout, comprising an open-plan lounge/kitchen area, a double bedroom, and a

contemporary shower room. Having recently undergone refurbishment, the apartment is ready for immediate occupation.

Further benefits include an allocated parking space, electric heating, and a highly convenient location within easy reach of Fareham town centre, local shops, restaurants, and transport links.

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





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PROPERTY INFORMATION

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);

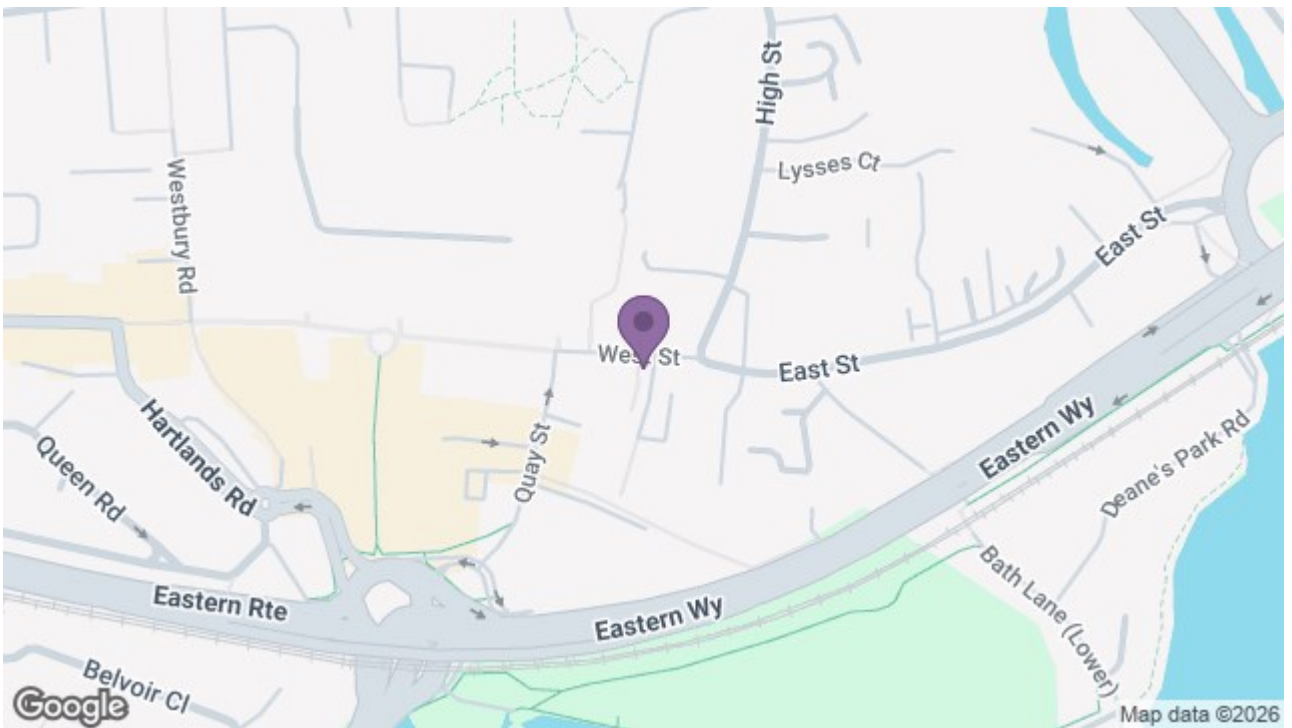
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

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.

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





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