

£950 PCM

Wickham Road, Fareham PO16 7FP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ GROUND FLOOR
- ❖ 2 BEDROOMS
- ❖ ALLOCATED PARKING
- ❖ AVAILABLE NOW
- ❖ MODERN BATHROOM
- ❖ PATIO
- ❖ ELECTRIC HEATING
- ❖ OPEN PLAN KITCHEN

Welcome to this compact two-bedroom ground floor flat located on Wickham Road in the desirable area of Fareham. Nestled within Furze Court, this property offers a perfect blend of modern living and comfort.

As you enter, you are greeted by the open plan kitchen/reception room with doors to your private patio. The flat features two well-proportioned bedrooms, each designed to offer a peaceful retreat. The modern bathroom is tastefully finished,

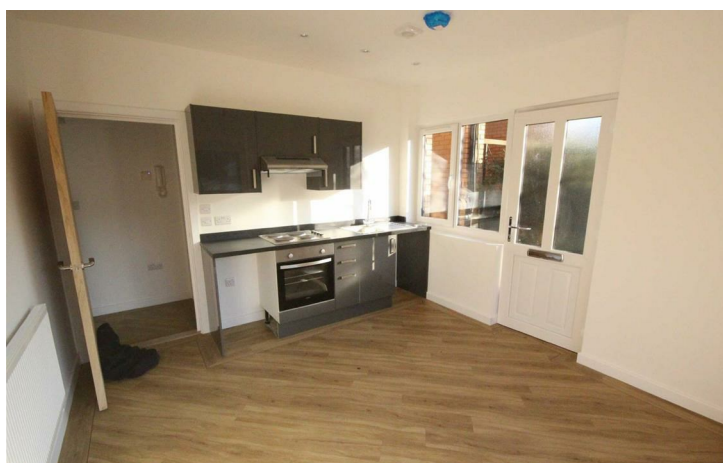
ensuring convenience and style.

One of the standout features of this property is the delightful patio area, which extends your living space outdoors. It is perfect for enjoying a morning coffee. Additionally, the flat benefits from fully electric heating and allocated parking.

The surrounding area offers a range of local amenities including shops, schools, parks and easy access to motorway, making it a wonderful place to call home.

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





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PROPERTY INFORMATION

- LOUNGE / KITCHEN
- BEDROOM 1
- BEDROOM 2
- BATHROOM
- PATIO

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.

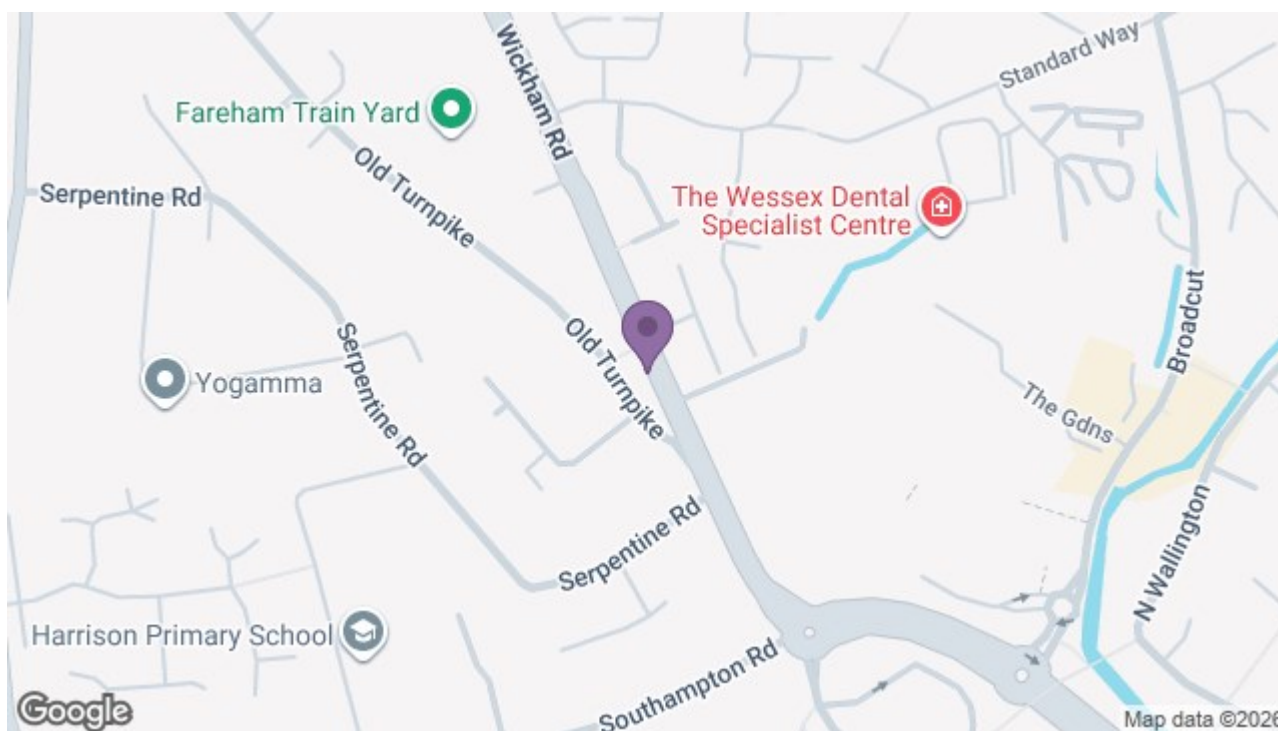
RTR

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	51	51
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





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