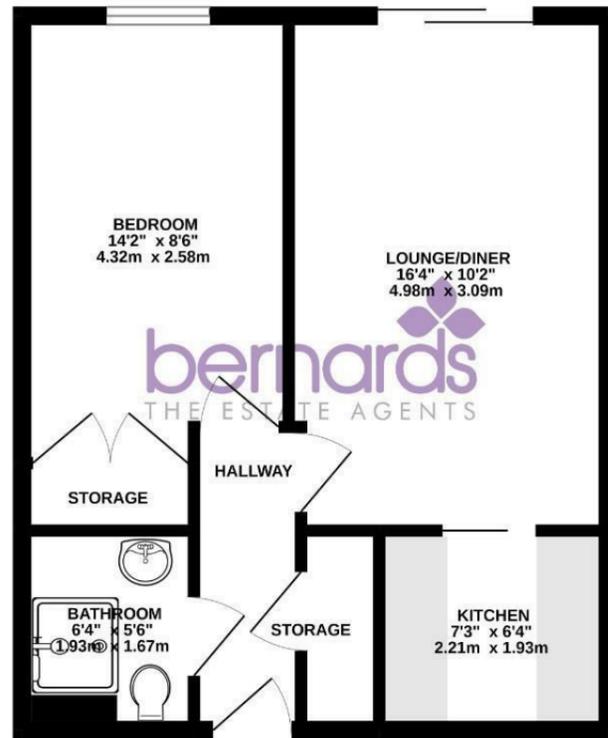


GROUND FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 420 sq.ft. (39.0 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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£950 PCM

Stakes Road, Waterlooville PO7 5XT

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## HIGHLIGHTS

- ❖ RETIREMENT APARTMENT
- ❖ GROUND FLOOR
- ❖ PRIVATE ENTRANCE
- ❖ ONE DOUBLE BEDROOM
- ❖ RESIDENTS PARKING
- ❖ COMMUNAL LOUNGE
- ❖ SPACIOUS GARDENS
- ❖ BUILT IN STORAGE
- ❖ CENTRAL LOCATION
- ❖ OVER 55 ONLY

\*\*\*GROUND FLOOR RETIREMENT APARTMENT WITH PRIVATE ENTRANCE\*\*\* OVER 55's ONLY

A fantastic opportunity to let this 1 bedroom ground floor retirement apartment located in Purbrook which is on the outskirts of the larger neighbouring town of Waterlooville.

Boasting one double bedroom with fitted wardrobes, spacious lounge/diner with access to the modern fitted kitchen. The shower room completes the property's

accommodation.

Christyne Court benefits from residents' car parking facilities, a large communal lounge and kitchenette, and guest suite for relatives short stay opportunities.

Call today to arrange a viewing  
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# PROPERTY INFORMATION

**LOUNGE**  
10'2" x 16'4" (3.10m x 4.98m)

**KITCHEN**  
7'3" x 6'4" (2.21m x 1.93m)

**BEDROOM**  
14'2" x 8'6" (4.32m x 2.59m)

**BATHROOM**  
5'6" x 6'4" (1.68m x 1.93m)

**COUNCIL TAX BAND B**

## REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## 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.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 73                      |           |
| (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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