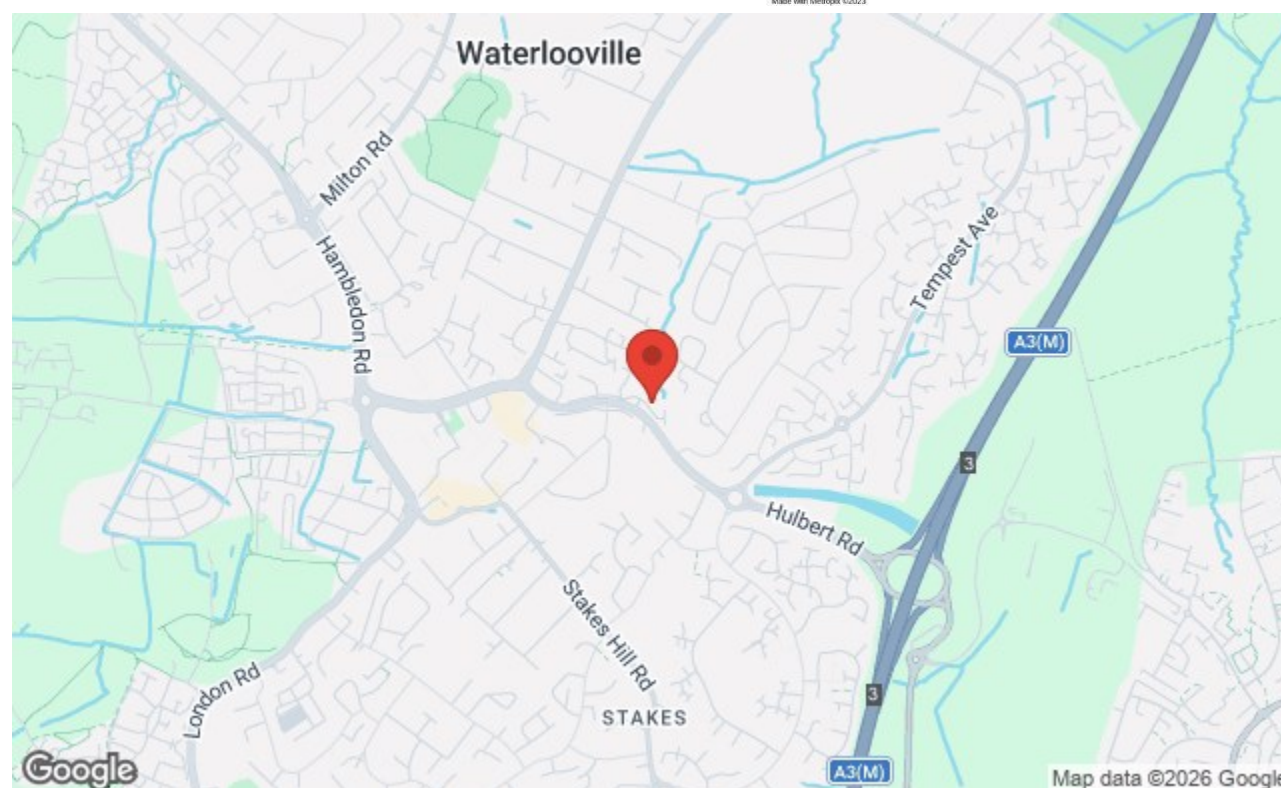


GROUND FLOOR  
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA: 560 sq ft. (52.1 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Map data ©2023



£950 PCM

Hulbert Road, Waterloooville PO7 7FH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMANT
- ❖ FIRST FLOOR
- ❖ OPEN PLAN LIVING
- ❖ LARGE BEDROOM
- ❖ MODERN BATHROOM
- ❖ FITTED KITCHEN
- ❖ PART FURNISHED
- ❖ LIFT TO ALL FLOORS
- ❖ AVAILABLE NOW
- ❖ TOWN CENTER

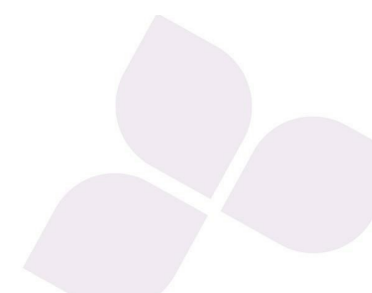
Bernards are pleased to welcome to the market this immaculate first floor one bedroom apartment in the popular Raebarn House development in Waterloooville.

The property comprises a large living space combining a modern fitted kitchen and lounge room along with a fully tiled modern shower room and a spacious bedroom measuring seven meters in length.

The property has been well looked after and is positioned

overlooking Waterlooovilles High Street, parking can be found close by with permit opportunities available, this wonderful apartment will be ready to be moved into November 2024.

Call today to arrange a viewing  
02392 232 888  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## TENANT FEES ACT 2019

As well as paying the rent, you may also be required to make the following permitted payments.

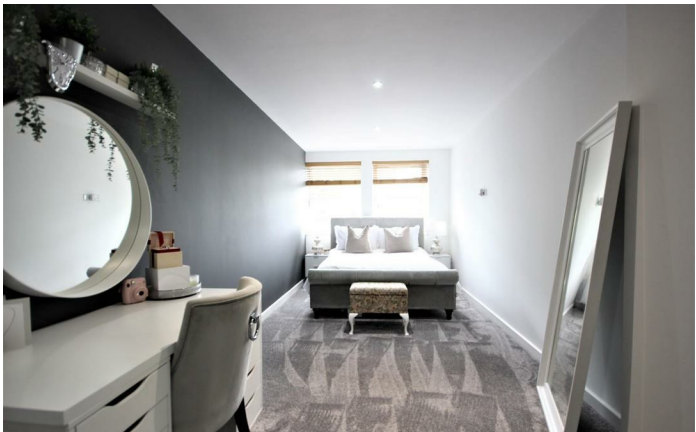
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(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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