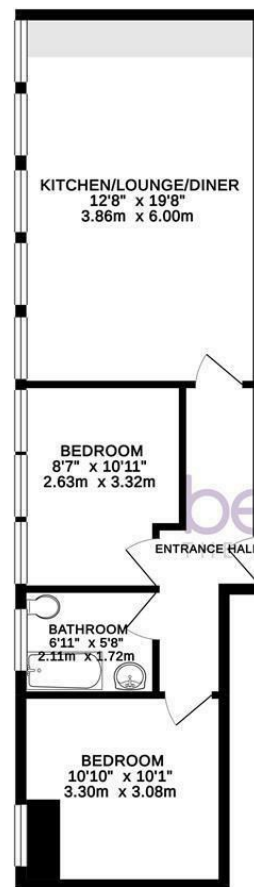
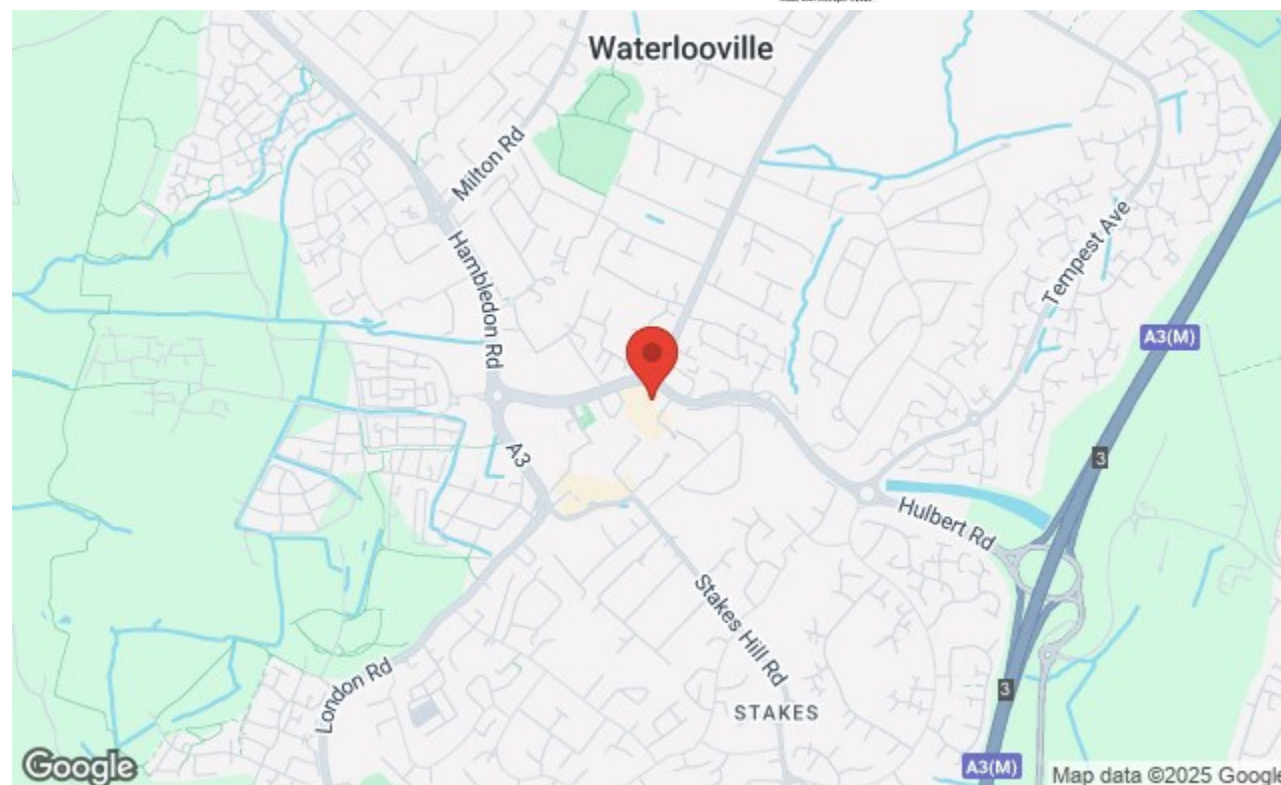


GROUND FLOOR 558 sq. ft.
(51.8 sq. m.)



bernards
THE ESTATE AGENTS

TOTAL FLOOR AREA: 558 sq. ft. (51.8 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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£1,000 PCM

Raebarn House, Hulbert Road, Waterloooville
PO7 7FH

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HIGHLIGHTS

- PURPOSE BUILT APARTMENT
- TWO BEDROOMS
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- CONTEMPORARY STYLE KITCHEN
- SECURITY INTERCOM
- LIFT TO ALL FLOORS
- UNFURNISHED
- AVAILABLE SEPTEMBER
- A MI IST VIEW

Bernards are delighted to offer to let this modern two-bedroom apartment, ideally situated in the centre of Waterloooville.

Located within walking distance of shops, cafes, and transport links, this well-presented apartment is ideal for professionals or couples seeking convenient town-centre living.

The property is benefiting from double glazing and gas central heating. The kitchen is fitted with modern units, an electric oven,

hob, and extractor fan. Both bedrooms are laid with neutral cream carpets, creating a cosy and comfortable atmosphere.

The bathroom features a contemporary suite with shower over bath, mirror, and a shaver point. A secure telephone entry system provides added peace of mind.

Please note: images shown may not be of the specific apartment available.

Call today to arrange a viewing
02392 232 888
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE LOBBY

**OPEN PLAN
LOUNGE/KITCHEN**
19'7" x 12'7" (5.97 x 3.84)

BEDROOM ONE
10" x 10'6" (3.05 x 3.20)

BEDROOM TWO
10'10" x 8'6" (3.30 x 2.59)

BATHROOM

REMOVALS

Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

TENANT FEES

Tenant Fees Act 2019

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

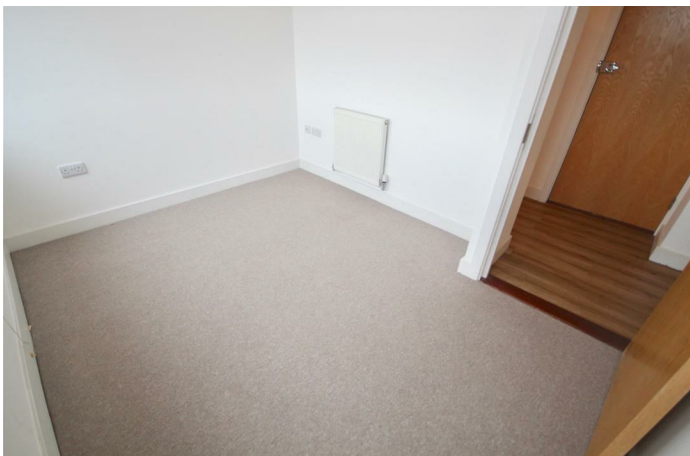
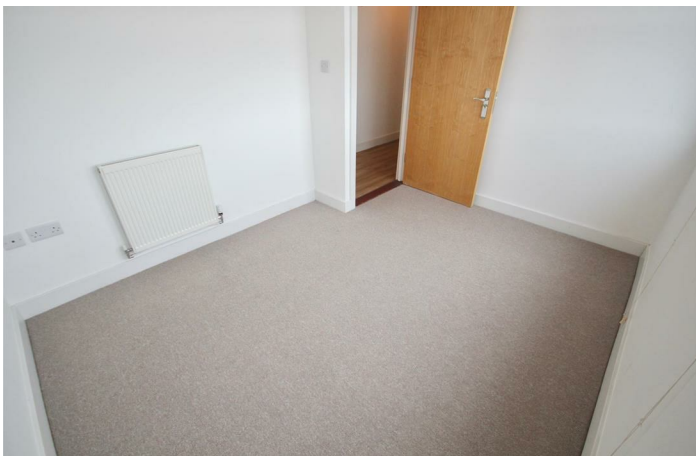
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

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	76	76
(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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