

£950 PCM

London Road, Waterlooville PO8
8UJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ FIRST FLOOR ONE BEDROOM FLAT
- ◆ NEWLY REDECORATED THROUGHOUT
- ◆ OPEN PLAN LOUNGE/KITCHEN
- ◆ NEW CARPETS FITTED
- ◆ BRIGHT AND MODERN LIVING SPACE
- ◆ CLOSE TO LOCAL SHOPS AND AMENITIES
- ◆ POPULAR COWPLAIN LOCATION
- ◆ GOOD LOCAL TRANSPORT LINKS
- ◆ ALLOCATED PARKING
- ◆ AVAILABLE NOW

This newly redecorated, first floor, one bedroom flat is ideally located in Cowplain, close to local shops and amenities. The property offers a bright open plan lounge and kitchen area, creating a modern and practical living space. Benefits include new carpets throughout, allocated parking, and a convenient location with good local transport links. Available

now, this property would be ideal for a single professional or couple looking for a well-presented home in a popular area.

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





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



PROPERTY INFORMATION

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;

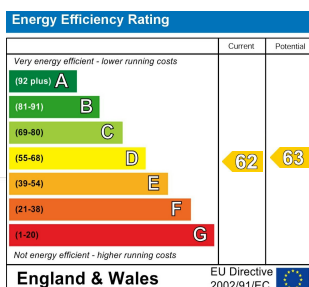
- Council tax (payable to the billing authority);

- 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

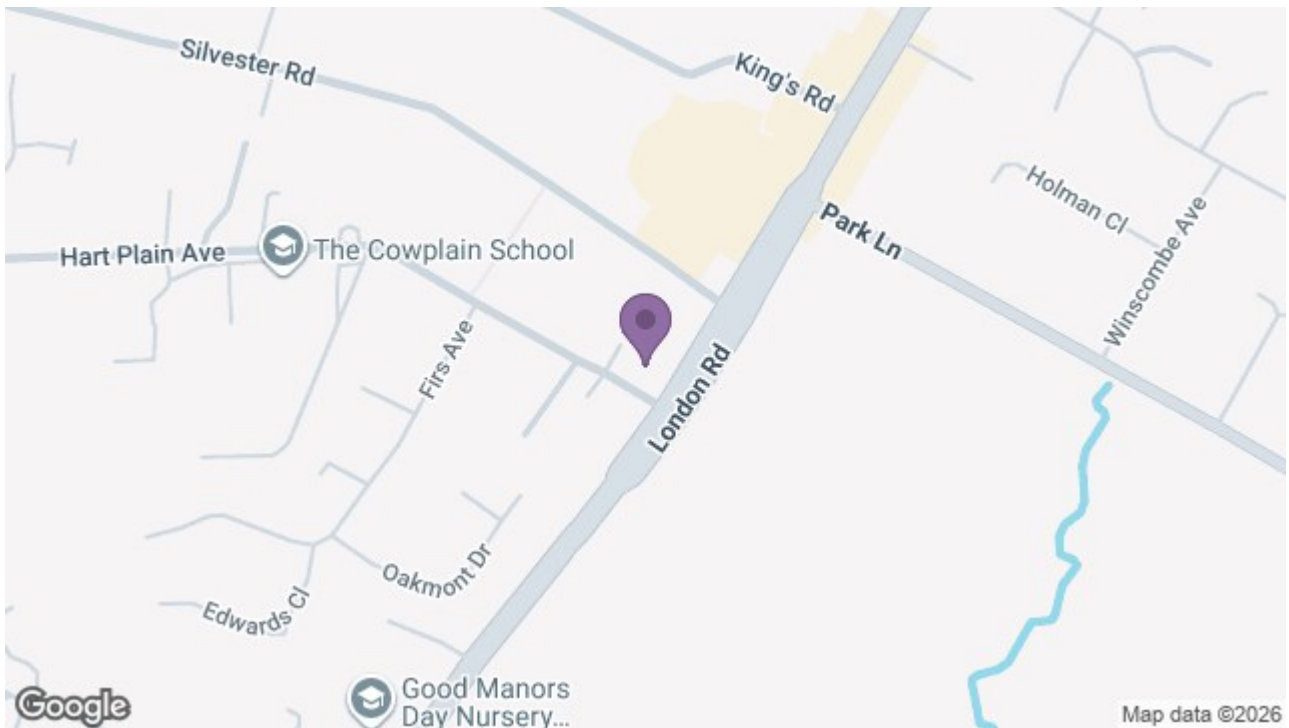
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



GROUND FLOOR



While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, buildings, contents and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Mapbox 12/20



Nelson House 47 London Road, Waterloo, Hants, PO7 7EX
t: 02392 232 888

