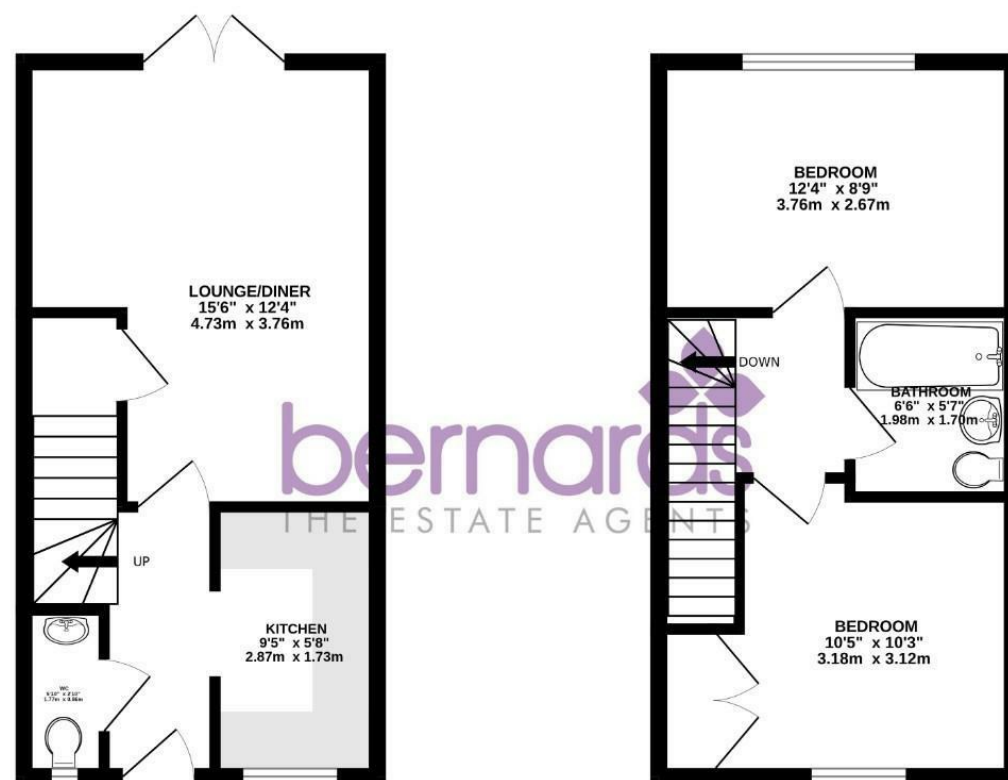
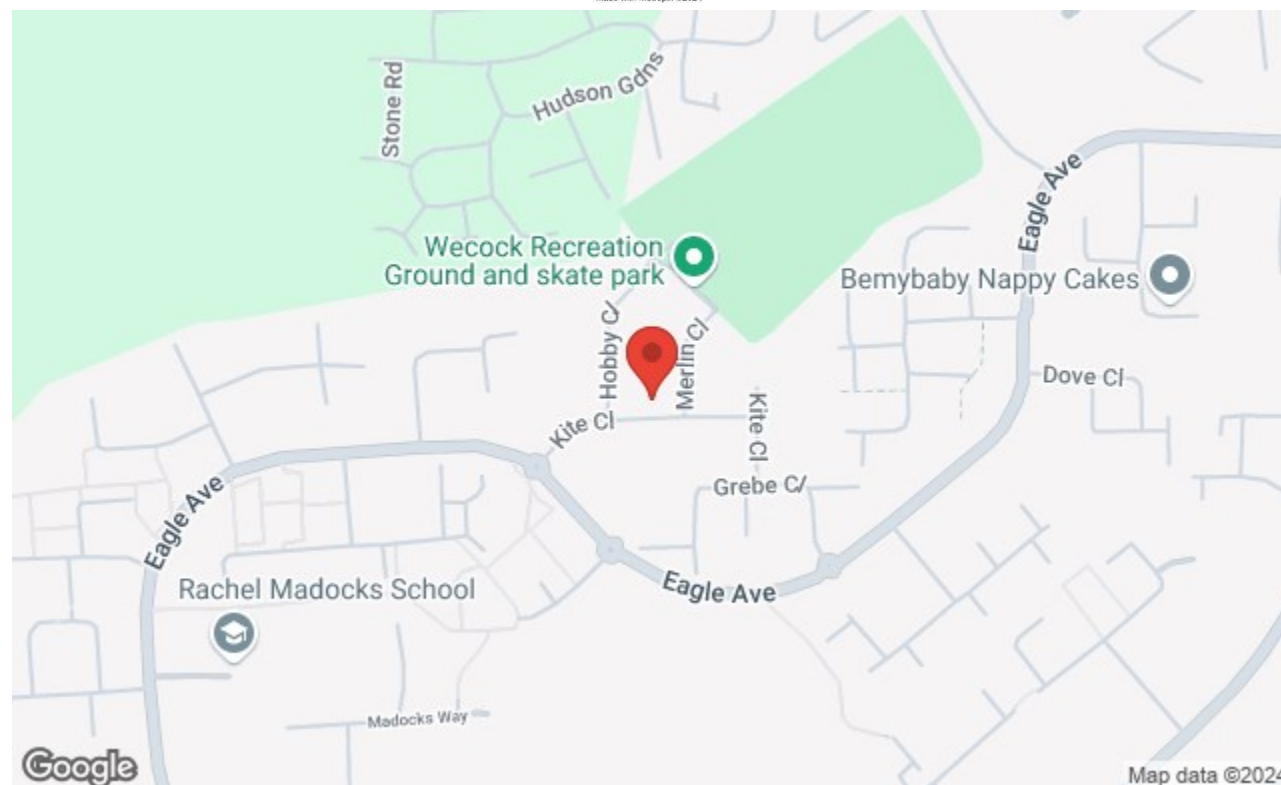


GROUND FLOOR  
308 sq.ft. (28.6 sq.m.) approx.

1ST FLOOR  
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 616 sq.ft. (57.3 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.  
Made with Metropix 5/2024



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



FOR SALE

£1,200 PCM

Kite Close, Waterloooville PO8 9UJ

bernards  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ AVAILABLE OCTOBER
- ❖ UNFURNISHED
- ❖ TWO BEDROOMS
- ❖ OPEN PLANNED LIVING AREA
- ❖ DOWNSTAIRS W/C
- ❖ GARDEN
- ❖ PARKING SPACE
- ❖ WELL PRESENTED
- ❖ A MUST VIEW
- ❖

Welcome to Kite Close, Waterloooville - a terraced house that could be your next family home! This property boasts two cosy bedrooms, perfect for a small family or a couple looking for a spare room. The open-plan living area is ideal for entertaining guests or simply relaxing after a long day.

As you step inside, you'll be greeted by a well-presented interior that exudes warmth and comfort. Downstairs you have a kitchen, W/C and an open planned living/dining area with french doors

out on to the garden.

Imagine moving in this October and settling into a lovely home that offers both convenience and style. Don't miss out on the opportunity to make this house your own - book a viewing today and start picturing your life in this wonderful property on Kite Close!

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

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.

## COUNCIL TAX BAND B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		70
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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