

£950 Per Calendar Month

Chidham Close, Havant PO9 1DR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM FLAT
- ❖ UNFURNISHED
- ❖ BUILT IN STORAGE
- ❖ OFF ROAD PARKING
- ❖ BAND "A" COUNCIL TAX
- ❖ GAS CENTRAL HEATING
- ❖ CLOSE TO LOCAL TRANSPORT LINKS
- ❖ EPC RATING D
- ❖ AVAILABLE EARLY AUGUST

Bernards Estates are excited to offer this well-presented one-bedroom flat, situated in The Forum, Chidham Close, Havant.

The flat is perfectly located with excellent transport links and local amenities nearby. The property itself features its own private entrance and one major tick box is the allocated, covered off-road parking space for one vehicle. Please ensure you are quick with this one as we anticipate a high demand.

The property features a bright reception room with carpet throughout and a storage

room, creating a stylish yet practical living space. A spacious double bedroom includes fitted wardrobes and plenty of natural light, offering a peaceful place to unwind.

The kitchen is modern and well-equipped, with a clean, functional layout perfect for everyday cooking. The kitchen comes equipped with a fridge freezer and a washer dryer. The bathroom is contemporary and well-maintained.

Overall, this flat offers a comfortable, modern lifestyle in a convenient location. Contact us today to arrange a viewing!

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





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PROPERTY INFORMATION

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.

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.

Removals

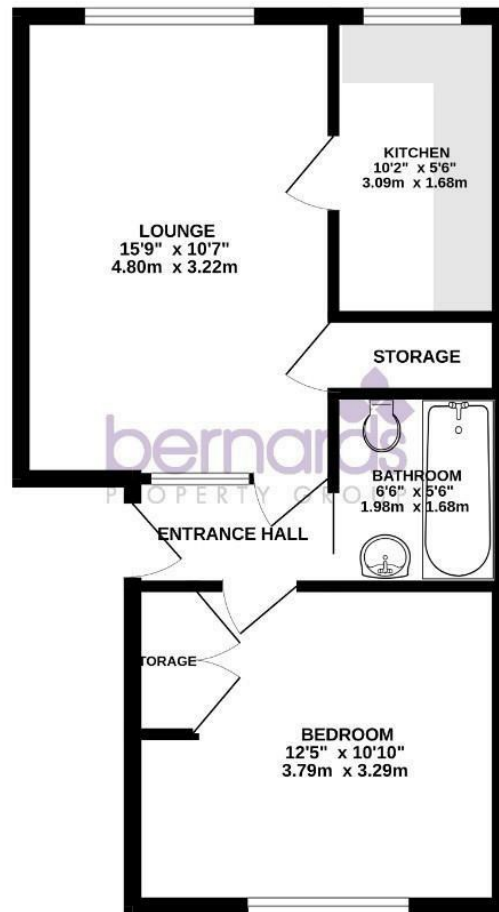
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

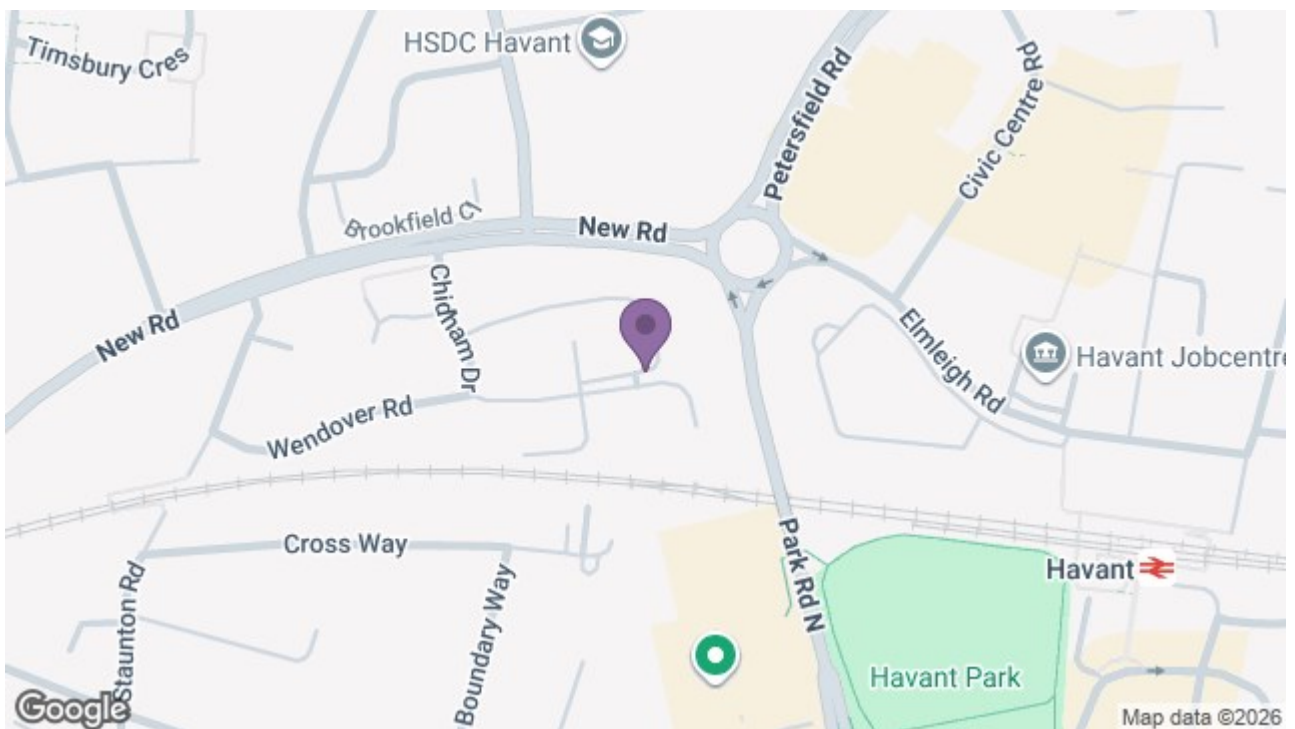


1ST FLOOR
432 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 432 sq.ft. (40.1 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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