

FOR SALE

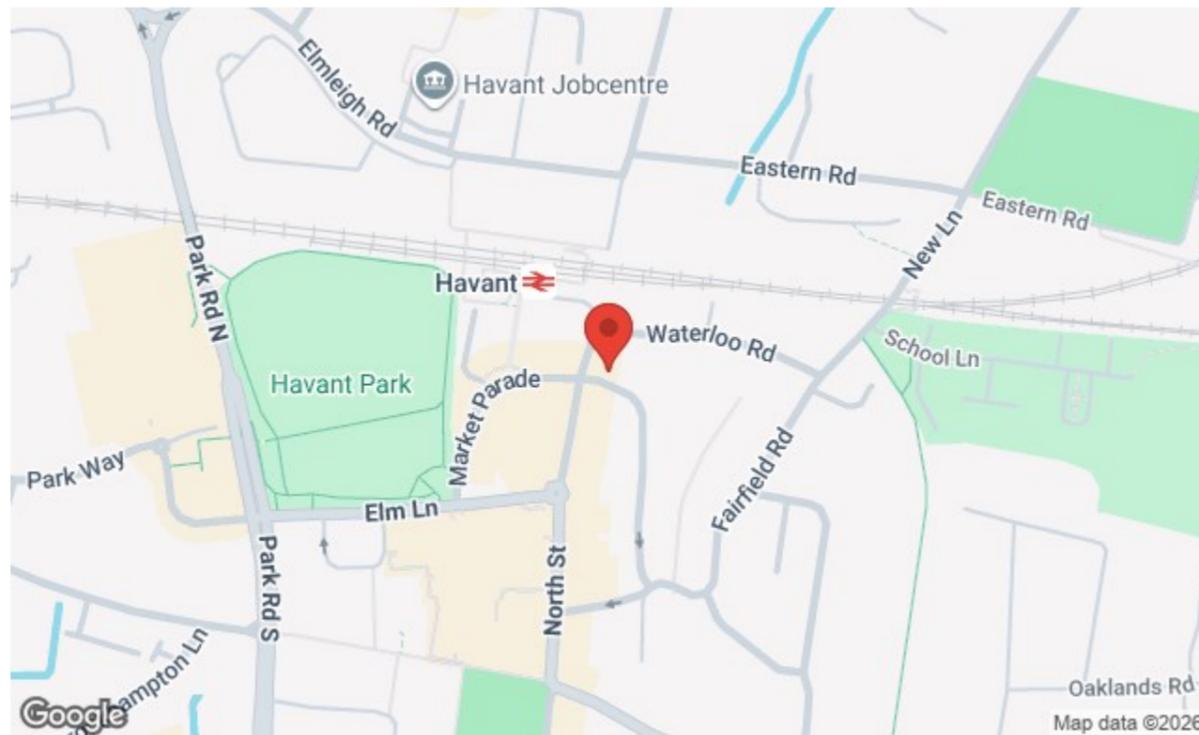
£925

Prince George Street, Havant PO9 1FR

bernards THE ESTATE AGENTS



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 ©2025



HIGHLIGHTS

- GROUND FLOOR FLAT
- LOCATED IN HAVANT TOWN CENTRE
- EXTREMELY CLOSE TO HAVANT TRAIN STATION
- OPEN PLAN LOUNGE AND KITCHEN AREA
- MODERN KITCHEN
- ONE DOUBLE BEDROOM
- SHOWER ROOM
- MODERN DECOR THROUGHOUT
- CLOSE TO LOCAL SHOPS, AMENITIES AND TRANSPORT LINKS
- IDEAL FOR A SINGLE PROFESSIONAL OR COUPLE

This ground floor flat is located in the heart of Havant town centre, offering excellent convenience for local amenities, shops, and transport links. The property is situated extremely close to Havant train station, making it an ideal choice for commuters.

Inside, the flat features a modern open-plan lounge and kitchen area, providing a bright and practical living space. There is one double bedroom along with a contemporary shower room. The property is finished with modern

décor throughout, creating a fresh and comfortable home ready for immediate occupation.

With its central location and well-maintained interior, this property would be perfectly suited to a single professional or couple looking to enjoy town centre living with superb transport connections.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
t: 02392 482147



Call today to arrange a viewing
02392 482147
www.bernardsestates.co.uk



PROPERTY INFORMATION

TENANT FEES 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:

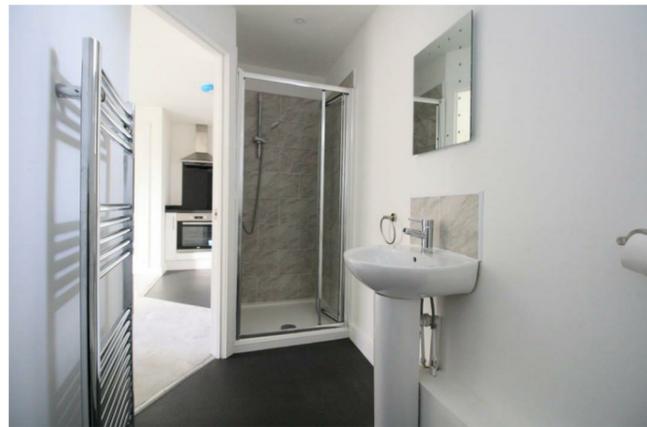
- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- 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			
(55-68) D		64	64
(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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