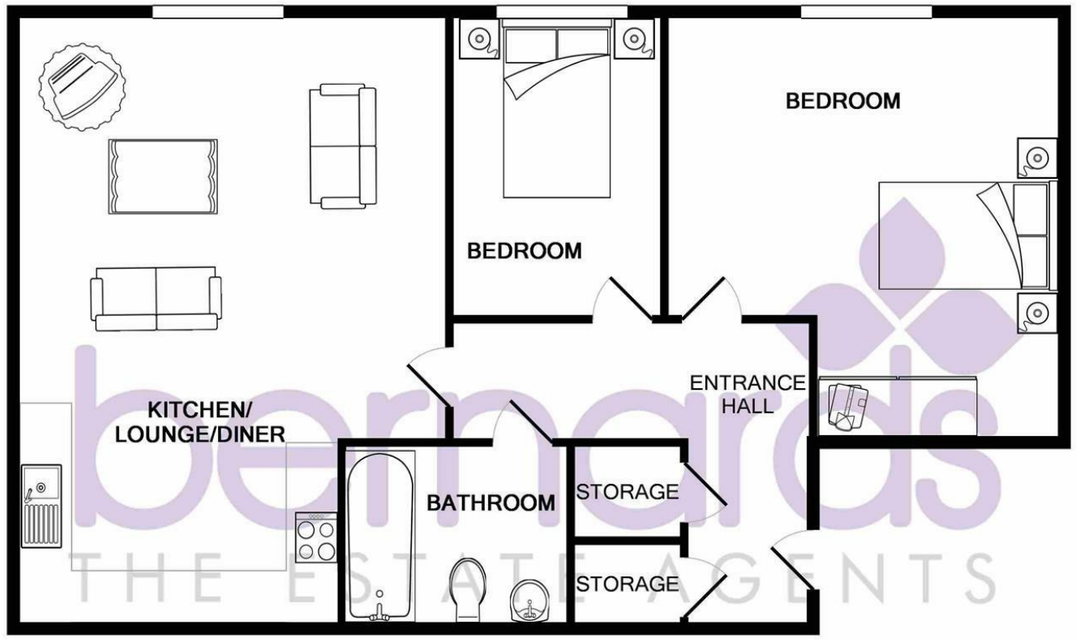

TOTAL APPROX. FLOOR AREA 874 SQ.FT. (81.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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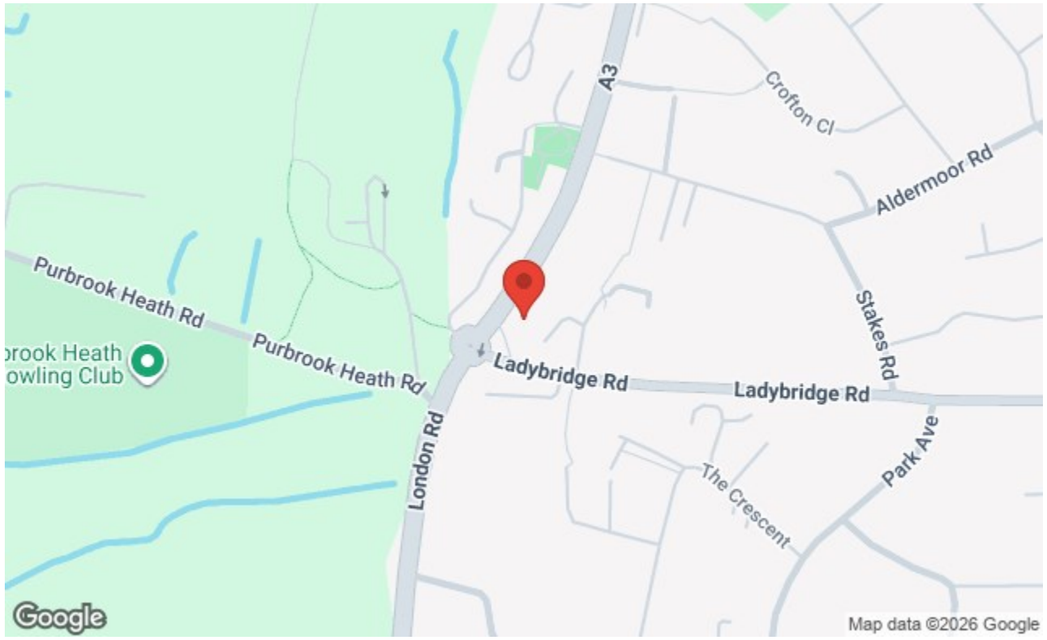

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£1,100 PCM

London Road, Waterlooville PO7 7EX

bernards THE ESTATE AGENTS



2 1 1

HIGHLIGHTS

- PURPOSE BUILT FLAT
- TWO BEDROOMS
- FITTED KITCHEN
- CENTRAL LOCATION
- DOUBLE GLAZING
- ELECTRIC HEATING
- FITTED BATHROOM
- NEUTRALLY DECORATED
- CALL NOW TO VIEW
- AVAILABLE DECEMBER

This purpose-built property offers comfortable and convenient living, making it an ideal home for working professionals or couples.

The accommodation comprises a spacious reception room, two well-proportioned bedrooms, electric heating and ample storage throughout. The property also benefits from essential white goods being included, making it a practical choice for those looking to move straight in.

Ideally situated on London Road, the flat is conveniently located close to local shops, amenities and transport links, providing easy access to everything you need.

1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX
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02392 482147
www.bernardsestates.co.uk

PROPERTY INFORMATION

OUTSIDE FRONT
Entrance to communal hall via side entrance, stairs to all floors.

ENTRANCE HALL
Smooth ceiling, storage cupboard, doors to accommodation.

BATHROOM
Smooth ceiling, low flush WC, pedestal wash hand basin, panel enclosed bath with shower over, tiled splash back.

BEDROOM ONE
11'10 x 10'6 (3.61m x 3.20m)
Smooth ceiling, double glazed window to rear aspect, wall mounted electric heater, built in wardrobes.

BEDROOM TWO
10'6 x 9 (3.20m x 2.74m)
Smooth ceiling, double glazed window to rear aspect, wall mounted electric heater, built in wardrobes.

LOUNGE
12'11 x 14'3 (3.94m x 4.34m)
Smooth ceiling, double glazed window to rear aspect, wall mounted electric heater, opening to kitchen.

KITCHEN
11'6 x 6'9 (3.51m x 2.06m)
Smooth ceiling, range of wall and base units with roll top work surfaces, stainless steel sink and drainer, integrated washing machine, electric cooker and hob with extractor over, tiled splash back.

COUNCIL TAX BAND
The local authority is Havant borough council. BAND :A

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 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.

















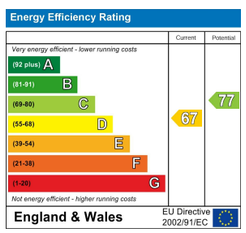

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