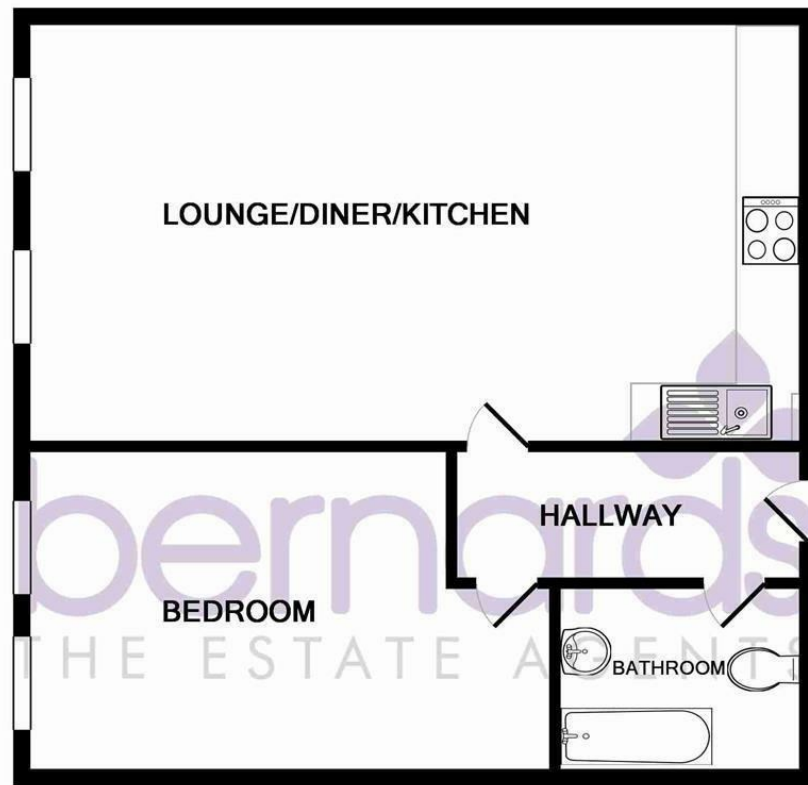
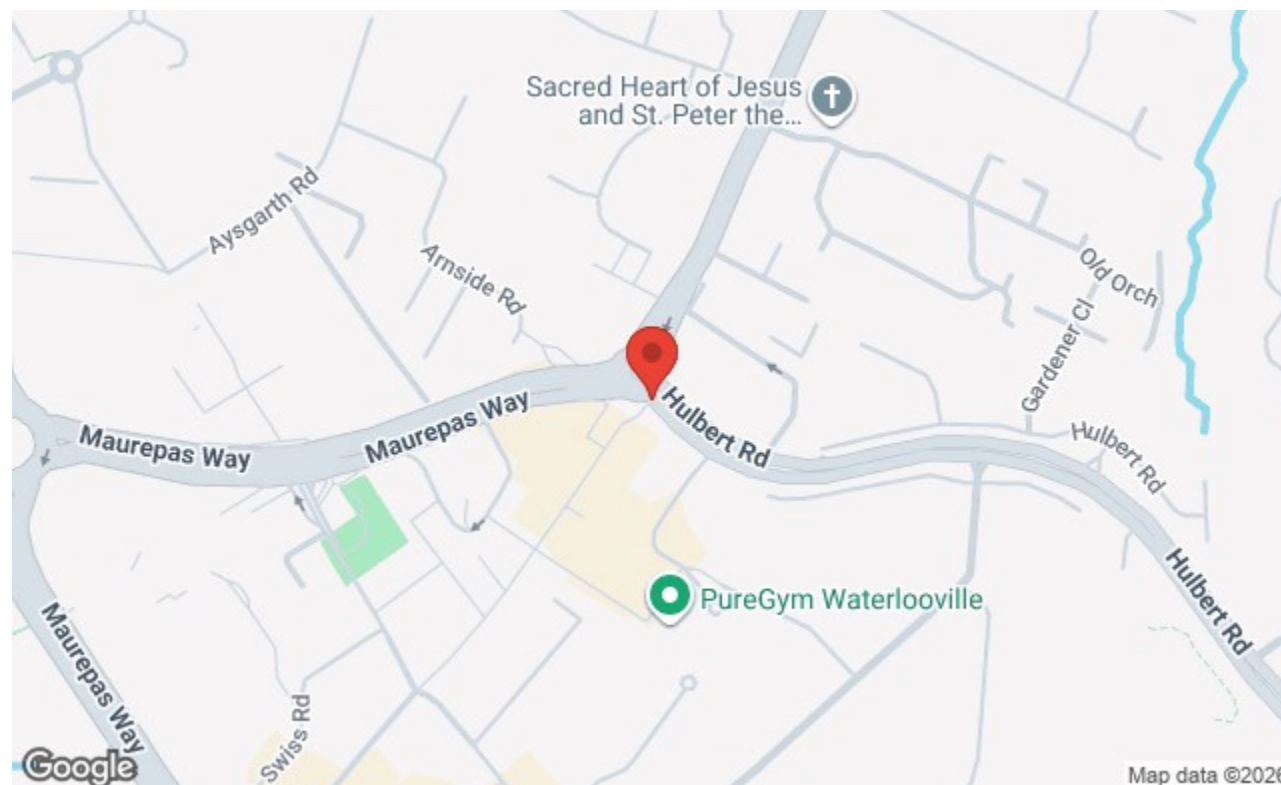




TOTAL APPROX. FLOOR AREA 487 SQ.FT. (45.3 SQ.M.)

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



£925 Per Calendar Month

Hulbert Road, Waterlooville PO7 7FH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ DOUBLE GLAZING
- ❖ GAS CENTRAL HEATING
- ❖ CONTEMPORY STYLE KITCHEN, LAMONA OVEN, HOB, EXTRACTOR
- ❖ SECURITY INTERCOM
- ❖ PARKING
- ❖ LIFT TO ALL FLOORS
- ❖ VIEWINGS RECOMMENDED
- ❖ AVAILABLE SEPTEMBER
- ❖ IDEAL FOR A SINGLE OCCUPANT OR COUPLE

This one bedroom apartment located in Waterlooville centre and within walking distance to local shops and amenities.

The property benefits from entrance hall leading to: Open plan kitchen/Lounge with built in storage cupboard, bedroom and modern fitted bathroom.

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



PROPERTY INFORMATION

ENTRANCE LOBBY

Cupboard housing electric meters and fuse box, radiator, wall mounted security intercom, door to:

LOUNGE

Double glazed windows to rear aspect, radiator, power points, television point, centre piece lighting, archway to:

KITCHEN

Fitted range of wall and base units with roll top work surfaces and cupboard and drawer space below, space for fridge/freezer, plumbing for washing machine, oven, Lamona four ring gas hob and extractor fan over, Ariston gas boiler.

BEDROOM

Glazed glazed windows, radiator, power points, television ariel, cream newly fitted carpet.

BATHROOM

Bathroom suite comprising of: Low level W/C, wash hand basin, panel enclosed bath with mixer taps and shower attachment over, tiling to principle areas, heated towel rail, illuminated mirror with shaver point, tiled flooring.

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.

COUNCIL TAX BAND

The local authority is Havant borough council. BAND A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	78	78
(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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