



TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 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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£1,300 Per Calendar Month

London Road, Waterlooville PO7 5LG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SPACIOUS THROUGHOUT
- ❖ TWO DOUBLE BEDROOMS
- ❖ PERIODIC FEATURES
- ❖ MODERN
- ❖ SHARED COURTYARD GARDEN
- ❖ CENTRAL LOCATION
- ❖ GROUND FLOOR
- ❖ UNFURNISHED
- ❖ AVAILABLE NOW!
- ❖ SHOPS NEARBY

This spacious two double bedroom apartment, in the highly sought after location of Purbrook.

Internally, the property has its own private entrance through stunning period double doors. The ground floor consists of a large lounge which measures over 12ft in length and has access to the communal court yard. The modern bathroom and kitchen are brand new and both offer excellent size and facilities to match.

The property has two double

bedrooms, all are accessed off the hallway and are neutrally decorated and has period tile flooring.

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



PROPERTY INFORMATION

BEDROOM ONE

12'3" x 12'5" (3.73m x 3.78m)

Newly laid carpet and freshly decorated, smooth walls and ceilings, radiator, power points, wooden sash window to the front elevation

BEDROOM TWO

12' x 12' (3.66m x 3.66m)

Newly laid carpet and freshly decorated, smooth walls and ceilings, radiator, power points, wooden sash window to the front elevation

LOUNGE

12'3" x 12'3" (3.73m x 3.73m)

Newly laid carpet and freshly decorated, smooth walls and ceilings, radiator, power points, door to the rear elevation accessing courtyard

KITCHEN

10'9" x 6'2" (3.28m x 1.88m)

Brand new kitchen, original period tile flooring, matching range of high gloss base and wall units integrated hob/oven with extractor fan, space and plumbing for appliances, wooden sash window to the rear elevation

BEDROOM

8'2" x 6'2" (2.49m x 1.88m)

Brand new bathroom suite, panel bath with shower over, heated towel rail, wash basin and toilet, wooden sash window to the rear elevation

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.

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.

COUNCIL TAX BAND

The local authority is Havant borough council. BAND: A

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-10) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Scan here to see all our properties for sale and rent



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