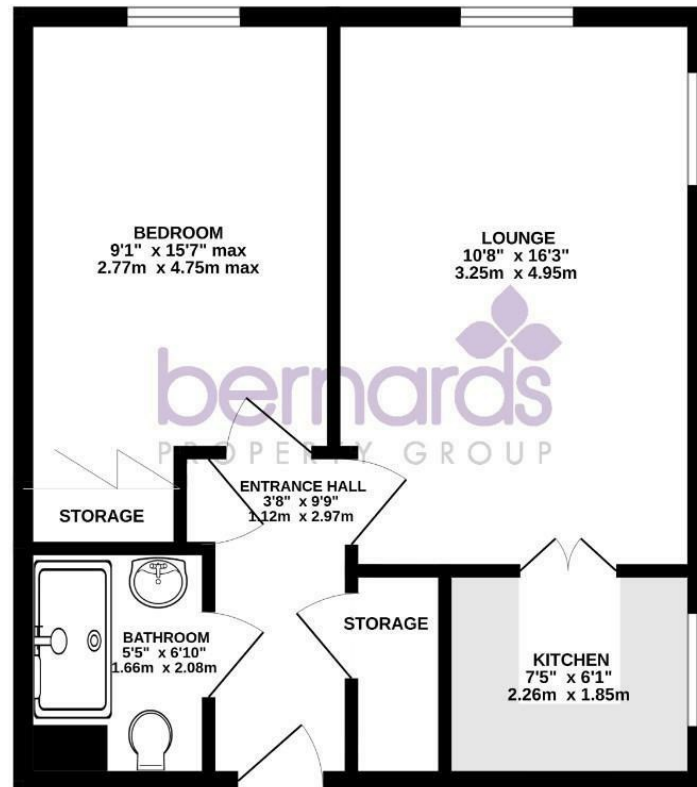
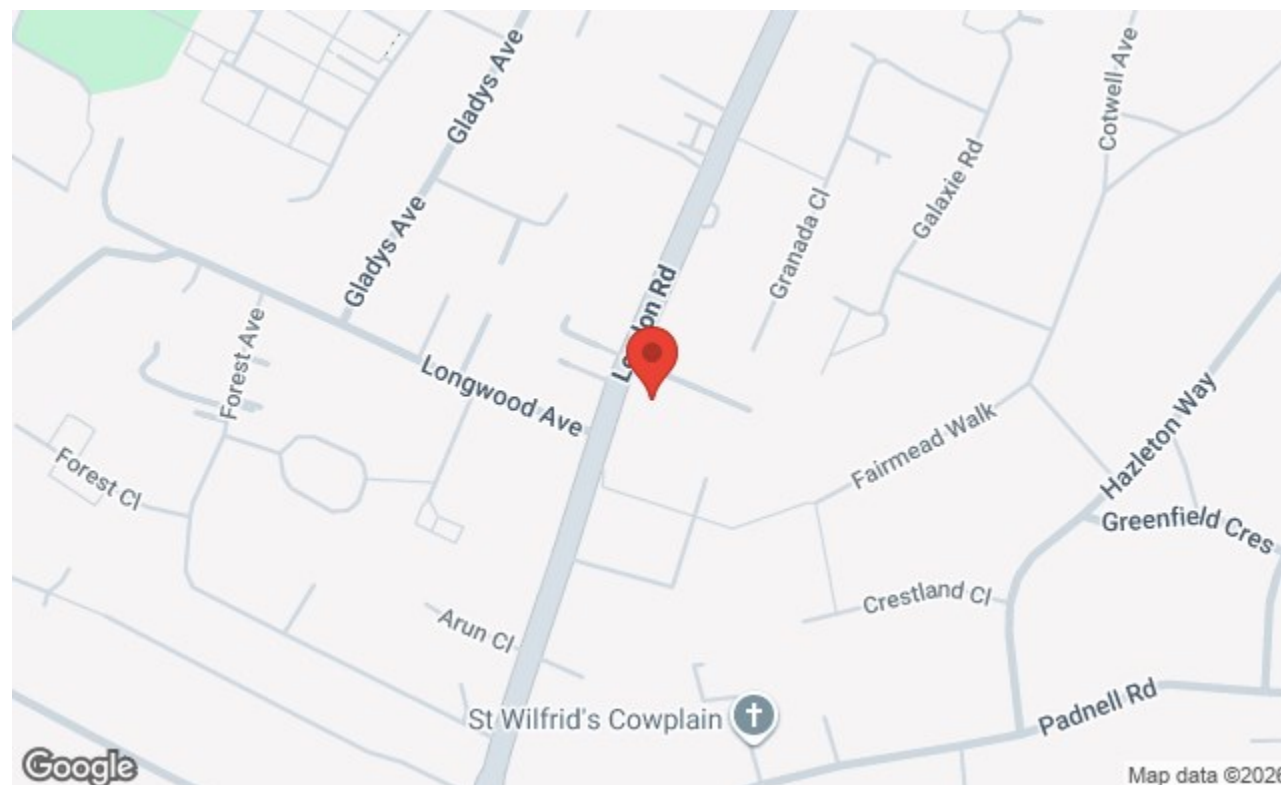


1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA: 439 sq.ft. (40.8 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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1 North Street Arcade, Portsmouth, Hampshire, PO9 1PX  
t: 02392 482147



£1,000 Per Month

Green Haven Court, Cowplain, Waterlooville  
PO8 8EW

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM APARTMENT
- ❖ RETIREMENT APARTMENT
- ❖ PARKING FOR VISITORS & RESIDENTS
- ❖ COMMUNAL GARDENS
- ❖ COMMUNAL LOUNGE
- ❖ INTEGRATED APPLIANCES
- ❖ LAUNDRY ROOM
- ❖ OPEN-PLAN LOUNGE AND DINING AREA
- ❖ FIRST FLOOR
- ❖ WALK-IN SHOWER

A well-presented one-bedroom first-floor retirement apartment, ideally located in Cowplain, Waterlooville.

The property features a bright open-plan lounge/diner with fireplace, a fitted kitchen with integrated appliances, a spacious double bedroom with mirrored wardrobes and views over the communal gardens, plus a modern shower room with walk-in shower.

Residents benefit from well-maintained communal gardens, a

communal lounge and kitchen, laundry facilities, guest accommodation and parking for residents and visitors.

An ideal home for those seeking comfortable, peaceful retirement living within a friendly community.

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02392 482147  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

## 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);

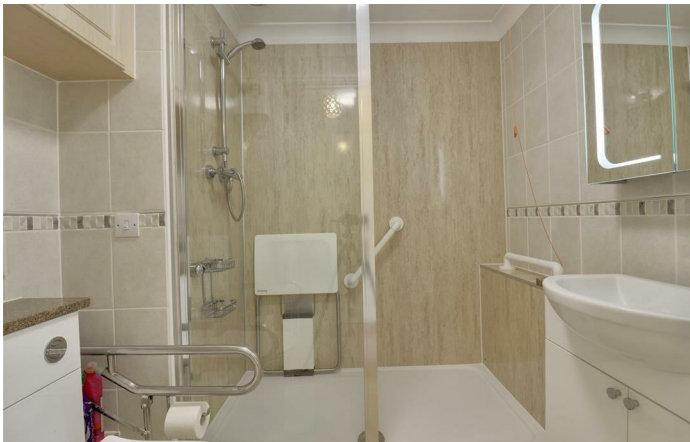
- Reasonable costs for replacement of lost keys or other security devices;

- 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.



| 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                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     | 81      | 84        |
| England & Wales                             |         |           |



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