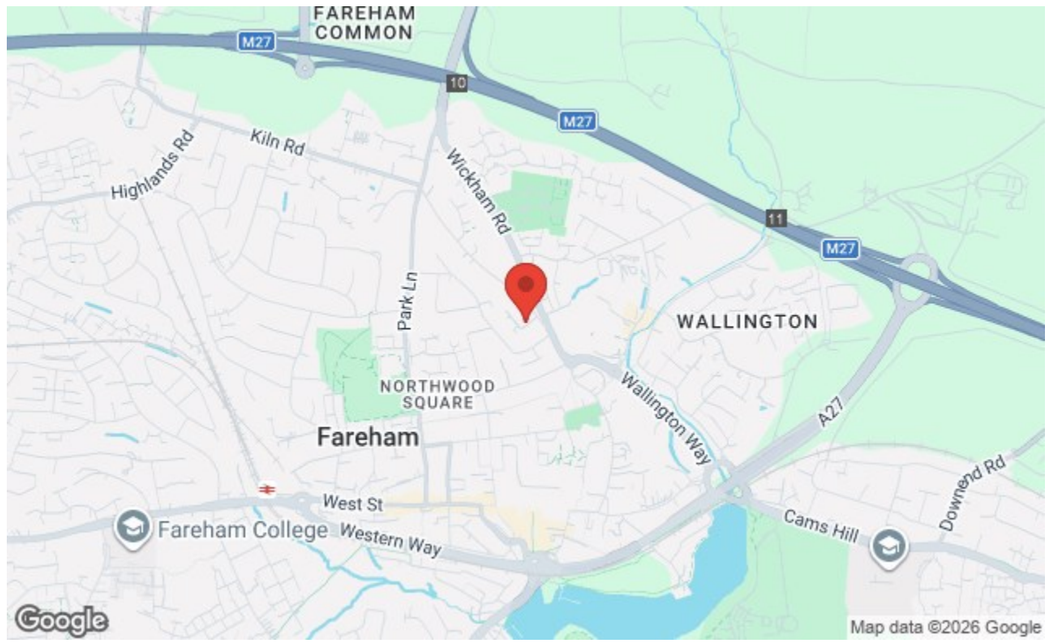
TO LET

£1,250 Per Month

The Tollgate, Fareham PO16 7FG

bernards
THE ESTATE AGENTS





2 1 1

HIGHLIGHTS

- AVAILABLE THIS MONTH
- TWO DOUBLE BEDROOMS
- SEPARATE KITCHEN
- GARAGE
- ALLOCATED PARKING
- PRIVATE ENTRANCE
- POPULAR LOCATION
- WALKING DISTANCE TO TOWN
- FAMILY BATHROOM
- GATED COMMUNITY

Situated in a popular area of Fareham, this well-presented two-bedroom apartment offers spacious accommodation, a private entrance, a garage and an allocated parking space.

The property benefits from its own private entrance, with stairs leading directly up to the apartment, providing a sense of privacy and separation from neighbouring properties.

Inside, the apartment offers a bright and spacious lounge, a separate fitted kitchen, two double bedrooms and a family bathroom. The hallway also benefits from useful built-in storage cupboards, providing plenty of practical storage space.

A standout feature of this property is the private garage located directly beneath the apartment, with access via a garage door to the rear. There is also an allocated parking space conveniently positioned in front of the garage.

Call today to arrange a viewing
02392 553 636
www.bernardsestates.co.uk

PROPERTY INFORMATION

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.

TENANT FEES

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.





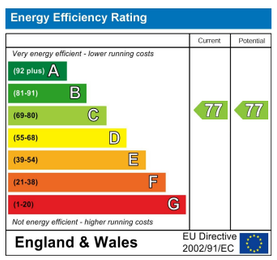












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