# £1,000 Per Calendar Month

55 Marine Parade West, Lee-On-The-Solent PO13 9XU



## HIGHLIGHTS

- AVAILABLE JANUARY
- ONE DOUBLE BEDROOM
- LOUNGE WITH JULIET BALCONY
- MODERN KITCHEN
- LIFT ACCESS
- ALLOCATED PARKING
- LEE ON THE SOLENT SEAFRONT
- BATHROOM
- SECOND FLOOR
- LONG TERM

Situated in a fantastic seafront location in the popular coastal town of Lee-on-the-Solent, this well-presented, modern one bedroom apartment offers comfortable coastal living, just moments from the beach and local amenities.

The apartment is finished to a modern standard throughout and comprises a welcoming lounge, contemporary fitted kitchen, spacious double bedroom and modern bathroom.

Further benefits include an allocated parking space and lift access within the building, offering added convenience.

Ideally positioned within easy walking distance of Lee-on-the-Solent High Street, residents can enjoy a fantastic selection of independent shops, cafés, restaurants and everyday amenities, as well as the beautiful seafront and promenade right on the doorstep.

Available from January for a long-term let, this lovely apartment would be ideal for a single professional or couple looking to enjoy modern living in a sought-after coastal location.

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












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# PROPERTY INFORMATION

## Right To Rent

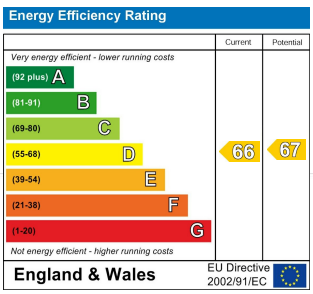
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

## Tenant Fees

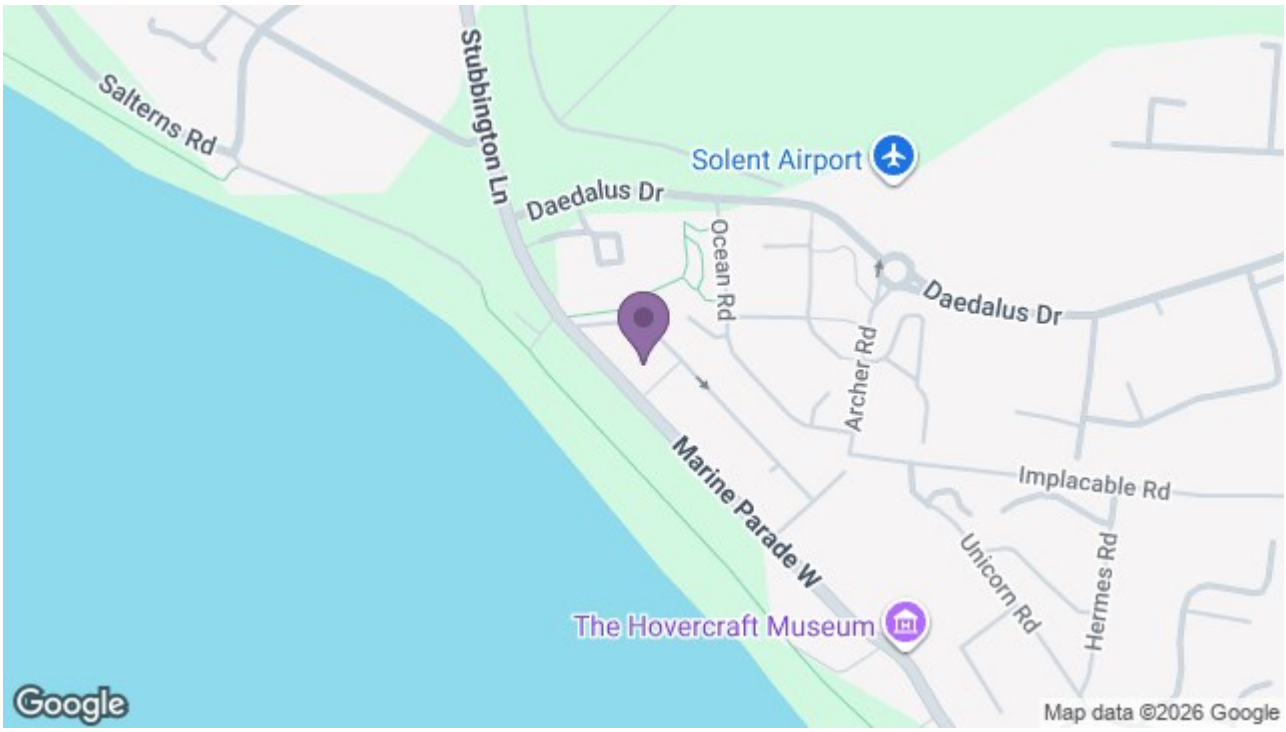
As well as paying the rent, you may also be required to make the following permitted payments.

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.




Scan here to see all our properties for sale and rent




118 - 120 High Street, Lee-on-the-Solent, PO13 9DB
t: 02392 553 636