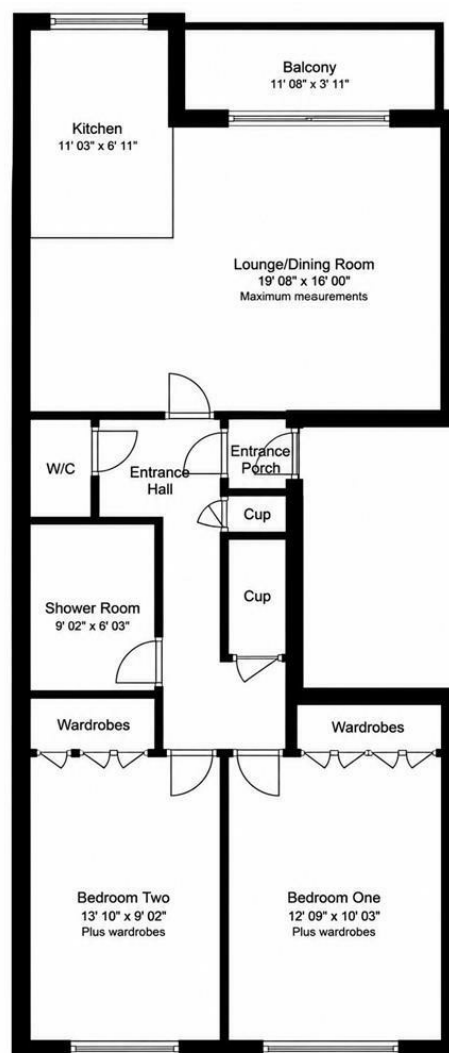




£1,250 Per Calendar Month

Marine Parade West, Lee-On-The-Solent
PO13 9JX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

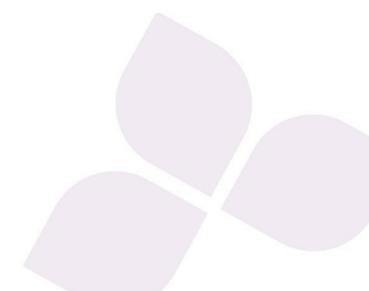
- ❖ AVAILABLE NOW
- ❖ TWO DOUBLE BEDROOMS
- ❖ BALCONY
- ❖ SEA VIEWS
- ❖ FIRST FLOOR
- ❖ UNDERGROUND ALLOCATED PARKING
- ❖ ADDITIONAL W.C
- ❖ NEW CARPET PENDING

Stunning two-bedroom first-floor apartment in a fantastic seafront position in Lee-on-the-Solent, enjoying impressive sea views and a private balcony overlooking the waterfront.

The accommodation offers a spacious living area, fitted kitchen, two bedrooms, a shower room and the added convenience of a separate W.C. Large windows make the most of the coastal outlook and provide plenty of natural light throughout.

Further benefits include secure underground parking with one allocated space, a private balcony and an enviable location directly on the seafront, within easy reach of Lee-on-the-Solent's shops, cafés, restaurants and waterfront.

Available now, this apartment is ideal for anyone looking for comfortable coastal living with excellent sea views and dedicated parking.



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

PROPERTY INFORMATION

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.

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		
England & Wales		
EU Directive 2002/91/EC		

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