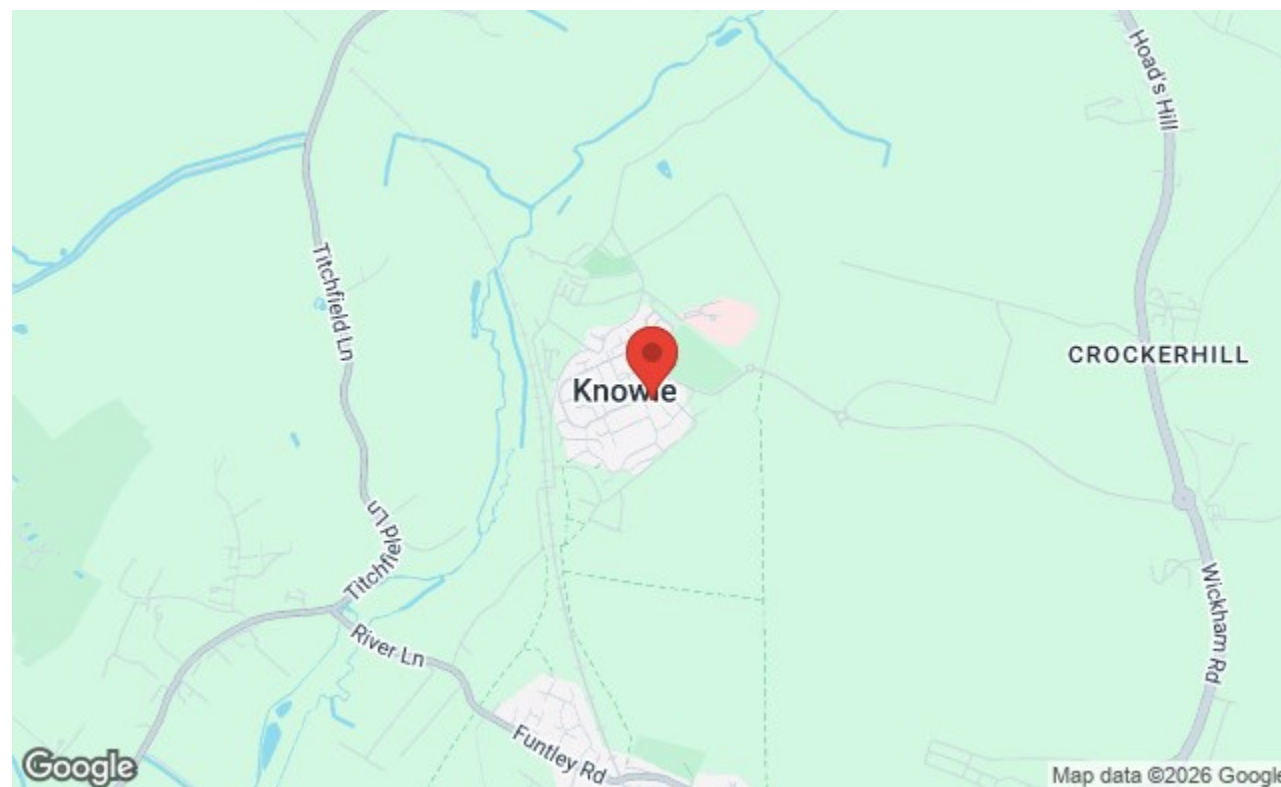




£1,200 Per Calendar Month

Knowle Avenue, Fareham PO17 5JX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ Available Now
- ❖ Double Bedroom
- ❖ First Floor
- ❖ Allocated Parking
- ❖ Natural Light Throughout
- ❖ Integrated Appliances
- ❖ Open Planned
- ❖ Refurbished Bathroom
- ❖ Magnificent Bay Window
- ❖ Impressive High Ceilings

Available now to rent is this spacious one-bedroom, first-floor apartment situated within Victoria Mews in the popular area of Knowle.

The property offers a bright and generously proportioned open-plan living space, enhanced by high ceilings, large windows and an impressive bay window, allowing plenty of natural light into the apartment. The contemporary kitchen is incorporated into the living area and comes equipped with an integrated fridge freezer, washing machine and oven.

The accommodation also comprises

a good-sized double bedroom and a separate bathroom, while the combination of high ceilings and large windows gives the apartment a particularly light and spacious feel throughout.

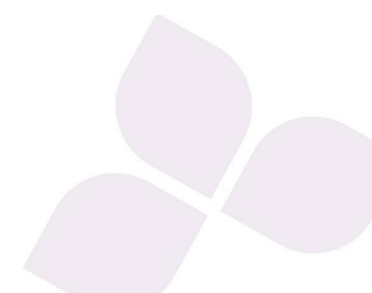
A further benefit is an allocated parking space.

Available now, this attractive apartment would be ideal for a single professional or couple looking for a well-presented home in the sought-after Knowle area.

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 e.g. 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.

BEDROOM

12'11" x 11'10" (3.955 x 3.614)

BATHROOM

7'6" x 6'8" (2.288 x 2.044)

KITCHEN

14'0" x 9'1" (4.272 x 2.790)

LOUNGE/DINER

21'5" x 14'3" (6.528 x 4.358)



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		

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