

£1,600 Per Calendar Month

Esmonde Close, Lee-On-The-Solent
PO13 8JW

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE FEBRUARY
- ❖ THREE DOUBLE BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ THIRD FLOOR SHOWER ROOM
- ❖ CONSERVATORY
- ❖ LOW MAINTENANCE REAR GARDEN
- ❖ GARAGE IN BLOCK
- ❖ ON STREET PARKING
- ❖ OPEN PLANNED
- SOUGHT AFTER LOCATION

Available to let from February, this three bedroom home in Esmonde Close is one not to be missed.

The ground floor comprises a bright open-plan lounge/diner which flows into the kitchen, creating a sociable and practical living space. To the rear, a conservatory provides additional accommodation, ideal as a dining area, sitting room, or home workspace, with access to the low-maintenance rear garden.

The first floor offers two double bedrooms and a family bathroom, while the top floor is dedicated to a spacious double bedroom with an en-suite shower room, providing a private and comfortable retreat.

Additional benefits include a garage located in a nearby block and on-street parking. This property is well suited to families or professionals looking for a modern home with practical outdoor space and convenient parking options.

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





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PROPERTY INFORMATION

TENANT FEES

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.

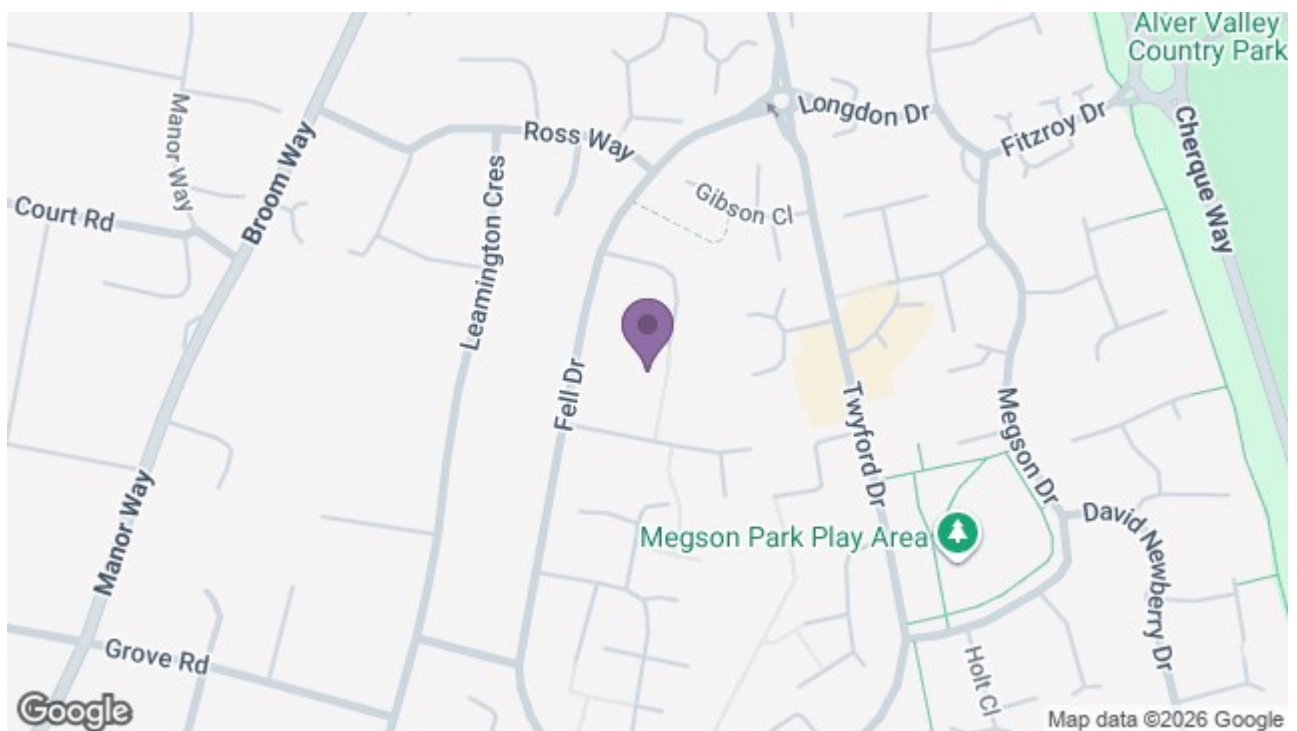
RIGHT TO RENT

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		85
(81-91) B		
(69-80) C	74	
(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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