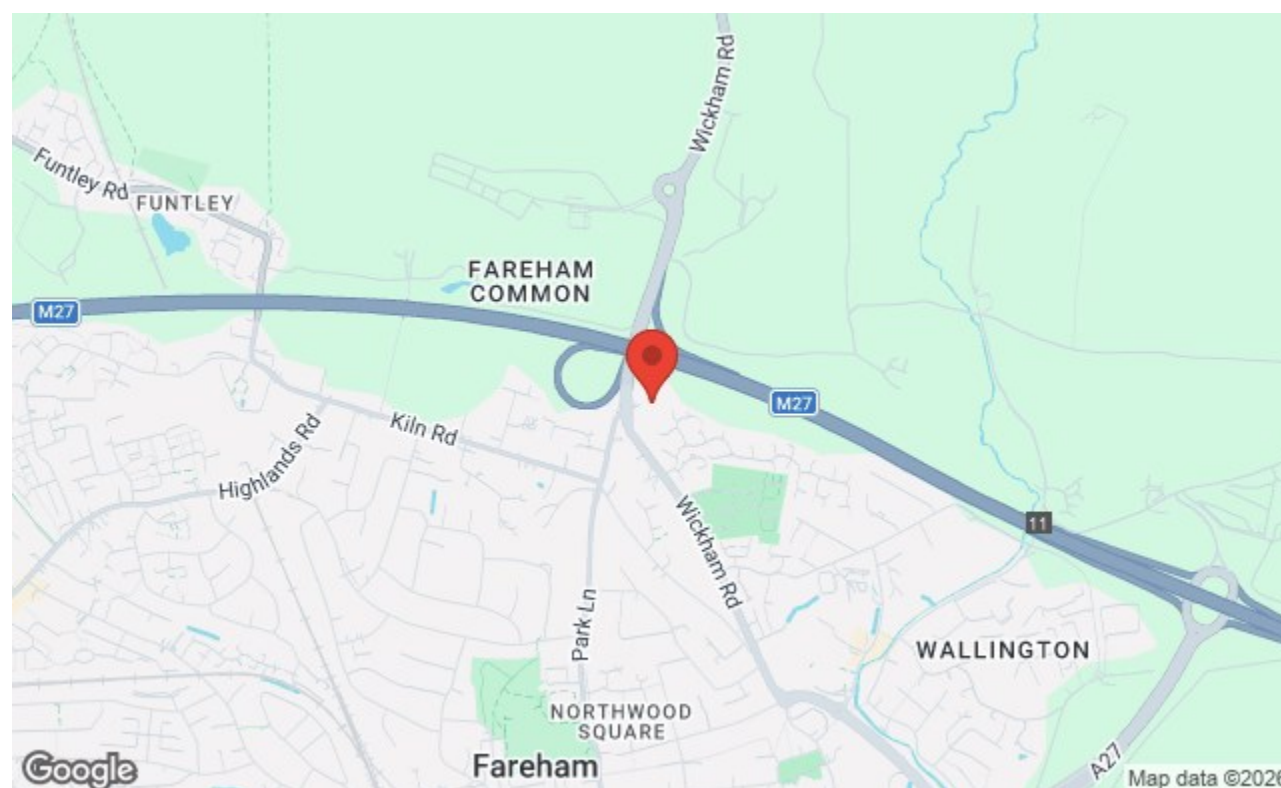




£1,300 Per Calendar Month

Wickham Road, Fareham PO16 7FR

bernards
THE ESTATE AGENTS



2 2 1

HIGHLIGHTS

- ❖ AVAILABLE AUGUST
- ❖ TWO DOUBLE BEDROOMS
- ❖ EN-SUITE SHOWER ROOM
- ❖ MAIN BATHROOM
- ❖ SPACIOUS LIVING AREA
- ❖ OPEN-PLANNED
- ❖ FRENCH DOORS TO GARDEN
- ❖ PRIVATE AND COMMUNAL GARDENS
- ❖ TWO ALLOCATED PARKING SPACES
- ❖ GROUND FLOOR

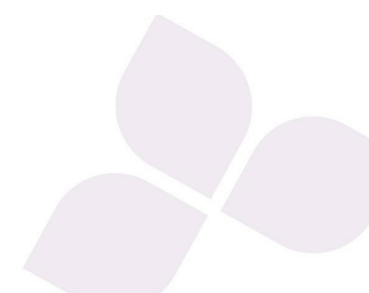
TWO ALLOCATED PARKING SPACES
GROUND FLOOR
PRIVATE GARDEN

This beautifully presented two-bedroom ground floor apartment will be available to rent from August and offers modern, comfortable living in a highly desirable setting.

The property features a bright and spacious open-plan kitchen, lounge and dining area, creating an ideal space for both relaxing and entertaining. There are two

generously sized double bedrooms, with the principal bedroom benefiting from a private en-suite shower room, while a contemporary main bathroom serves the rest of the property.

Outside, the apartment enjoys the rare benefit of a private enclosed garden, perfect for outdoor dining, entertaining, or simply unwinding. The property also comes with two allocated parking spaces, providing convenient off-road 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);

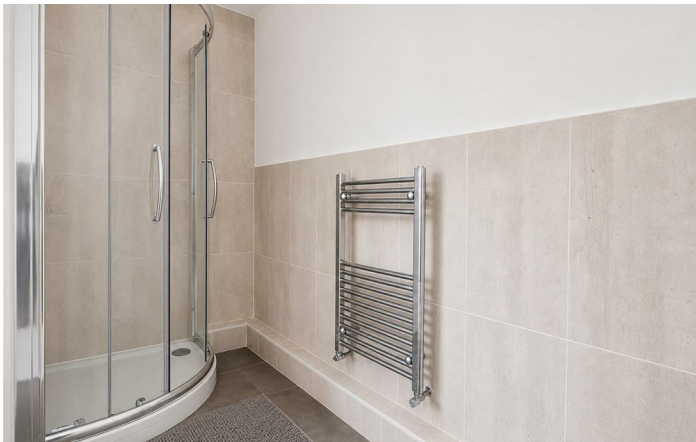
- Reasonable costs for replacement of lost keys or other security devices;

- 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	50	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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