£1,350 Per Calendar Month

14 Queens Road, Lee-On-The-Solent PO13 9AH

HIGHLIGHTS

- AVAILABLE JULY
- TWO DOUBLE BEDROOMS
- MAIN BATHROOM
- EN-SUITE SHOWER ROOM
- BUILT IN STORAGE THROUGHOUT
- FULLY FURNISHED
- GROUND FLOOR
- OUTDOOR SPACE
- ALLOCATED PARKING
- SEAFRONT

Available from late July is this beautifully presented and fully furnished ground floor apartment, ideally positioned just one road back from the seafront in a highly desirable block in Lee-on-the-Solent with allocated parking.

The accommodation comprises two generous double bedrooms, including a principal bedroom benefiting from an en-suite shower room, alongside a separate modern family bathroom.

The property offers a well-appointed kitchen which opens into a spacious lounge/diner, creating an ideal space for both everyday living and entertaining. From the living area there is access to a private outside seating area, perfect for enjoying the coastal surroundings during the warmer months.

Being offered fully furnished, this apartment provides an excellent opportunity for those seeking a turnkey home in a prime seaside location, with the beach just moments away and local amenities within easy reach.

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:

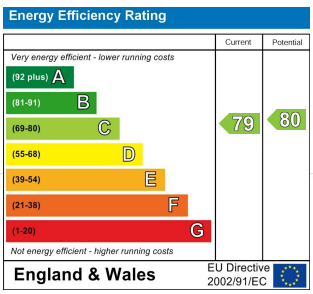
· Holding deposits (a maximum of 1 week's rent);
· Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
· Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
· 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.

Council Tax Band

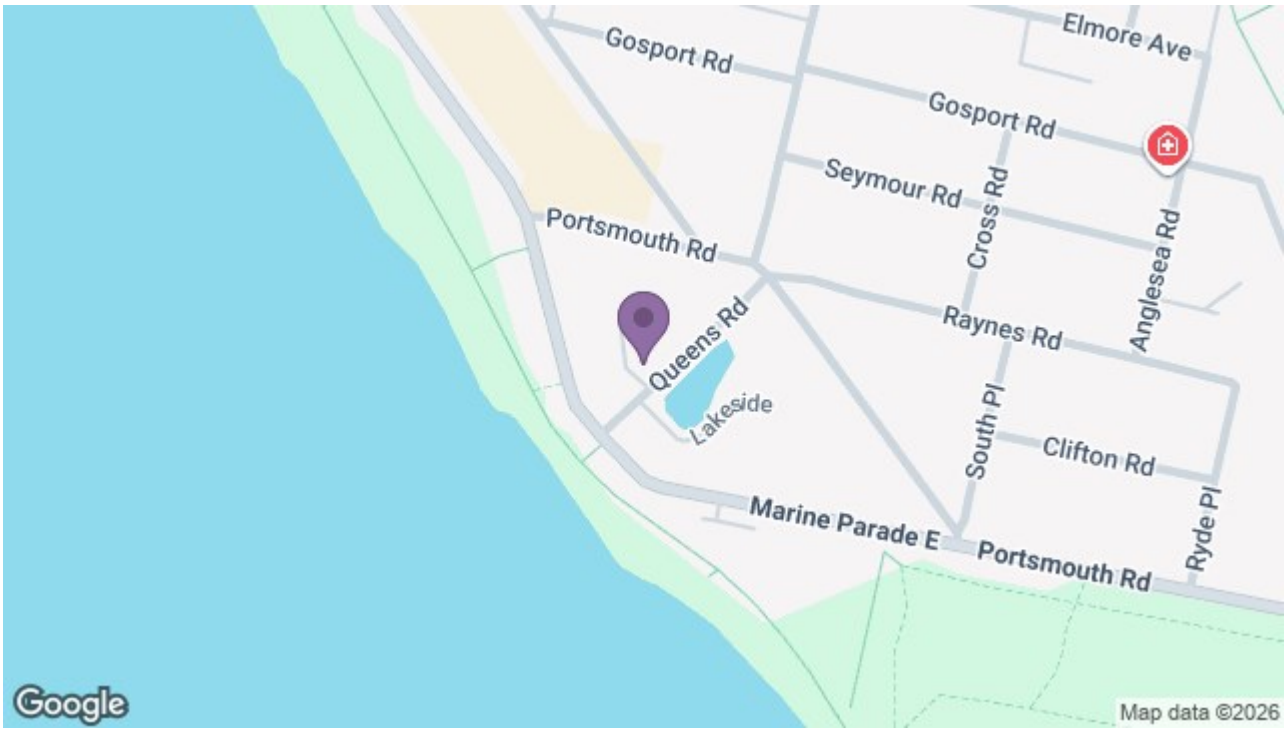
D

Energy Performance Rating

C



Scan here to see all our properties for sale and rent



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