

£1,600 Per Calendar Month

Marine Parade East, Lee-On-The-Solent PO13 9BJ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ◆ AVAILABLE MAY
- ◆ SEA VIEWS
- ◆ SOUGHT AFTER LOCATION
- ◆ PRIVATE GARDEN
- ◆ DRIVEWAY PARKING
- ◆ TWO DOUBLE BEDROOMS
- ◆ EN-SUITE
- ◆ FULLY FURNISHED
- ◆ STORAGE THROUGHOUT
- ◆ UTILITY/OFFICE SPACE

Available in May is this Stunning Two Bedroom Apartment with Sea Views, a Private Garden & a Driveway

This beautifully presented two-bedroom flat offers stunning sea views and a rare opportunity to enjoy both a private garden and driveway. Perfectly positioned on Marine Parade East in Lee-on-the-Solent, the property combines modern comfort with peaceful seaside living.

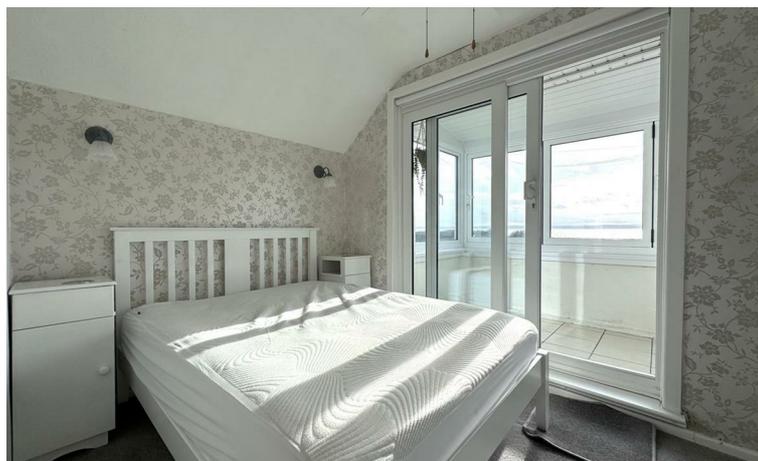
The accommodation comprises two double bedrooms, including a bedroom

with an en-suite shower room. A spacious lounge/diner provides plenty of natural light and far-reaching views of the coast and the Isle of Wight, creating a bright and relaxing living space. The separate, fully fitted kitchen offers ample storage and modern appliances, ideal for home cooking.

A well-appointed main bathroom with bath and shower facilities complements the accommodation. Outside, a private garden provides a wonderful space to unwind or enjoy outdoor dining, while the driveway offers convenient off-road parking.

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.

KITCHEN

10'10" x 8'3" (3.305 x 2.532)

LOUNGE/DINER

16'3" x 12'10" (4.970 x 3.930)

BEDROOM ONE

12'10" x 11'10" (3.926 x 3.622)

BEDROOM TWO

11'10" x 10'1" (3.627 x 3.074)

MAIN BATHROOM

11'3" x 5'3" (3.440 x 1.603)

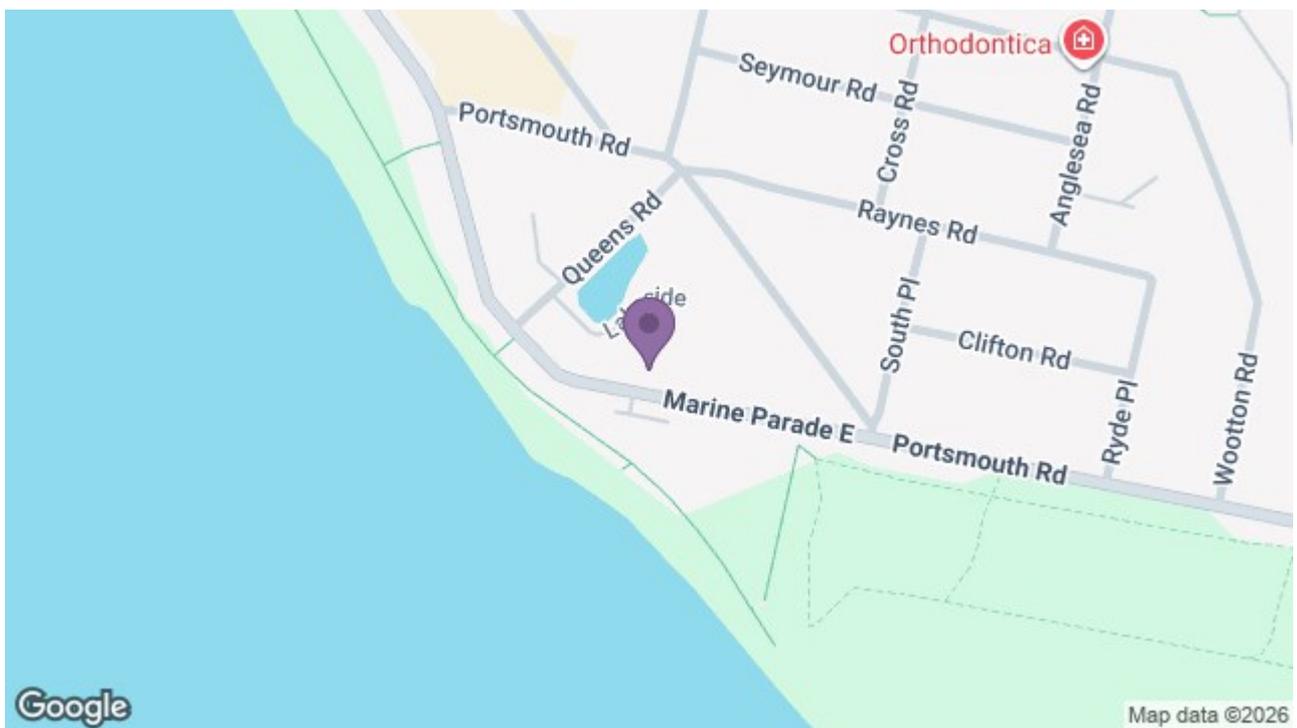
EN-SUITE W/C

5'1" x 3'11" (1.570 x 1.205)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	72
(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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