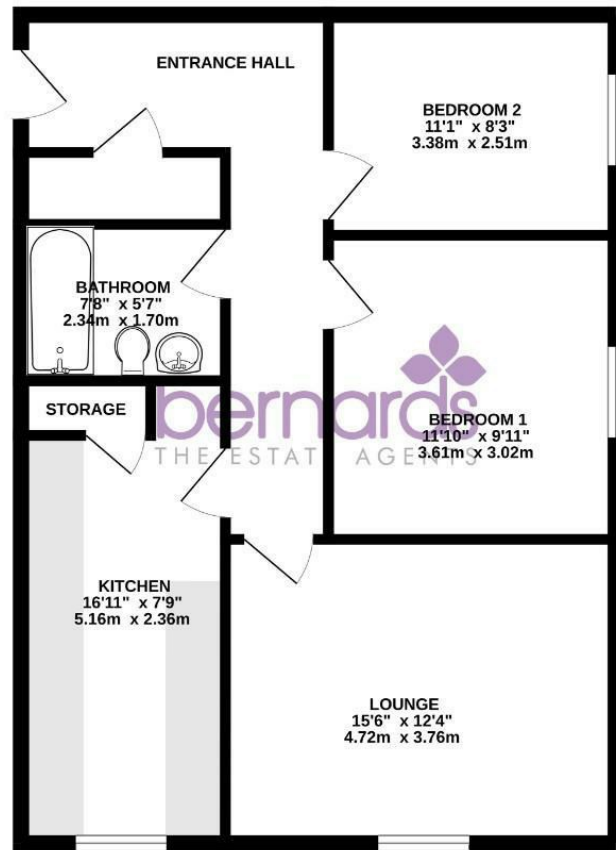
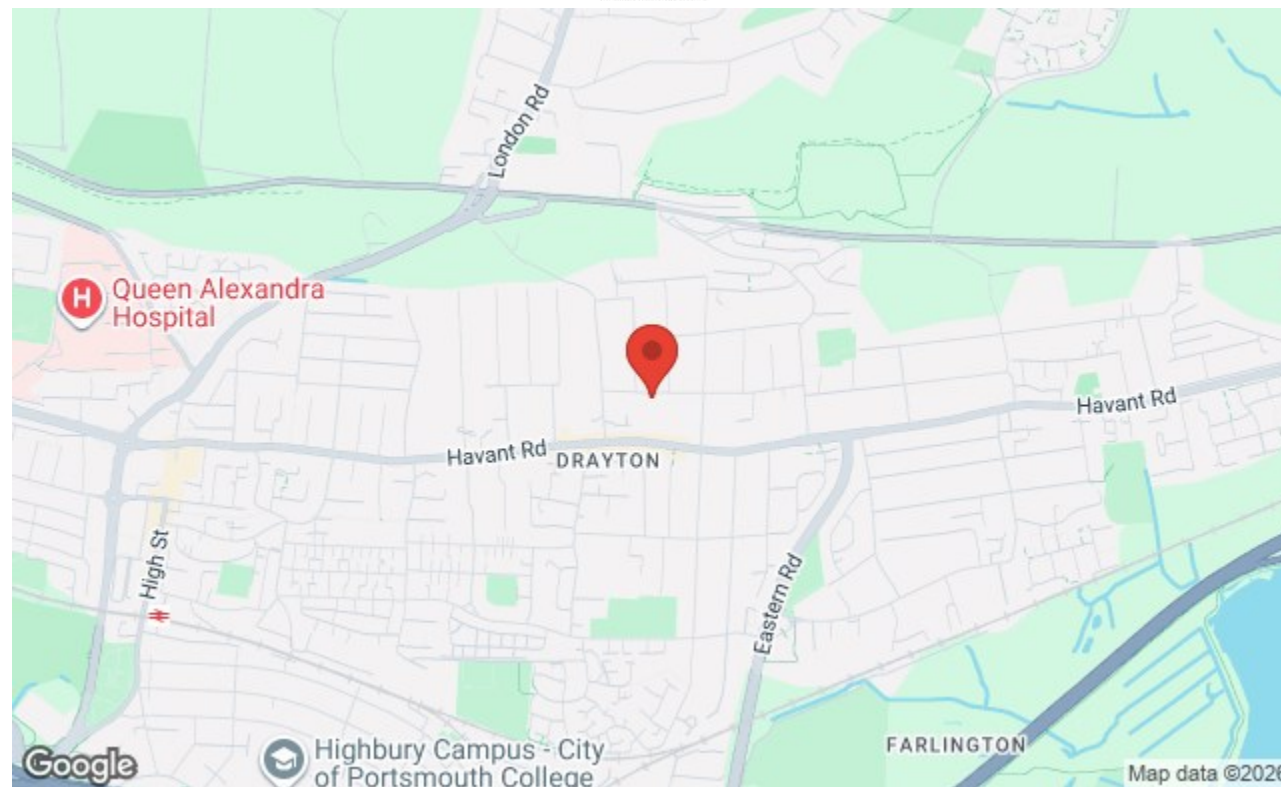


GROUND FLOOR
646 sq.ft. (60.1 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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TO LET

£1,350 Per Calendar Month

14 Solent Road, Drayton PO6 1HH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ TWO BEDROOM, FIRST FLOOR FLAT
- ❖ SOUGHT AFTER DRAYTON LOCATION
- ❖ GARAGE
- ❖ RESIDENTS PARKING
- ❖ NEWLY REFURBISHED
- ❖ DOUBLE BEDROOMS
- ❖ MODERN FITTED KITCHEN
- ❖ AVAILABLE AUGUST
- ❖ OFFERED UNFURNISHED
- ❖ IDEAL FOR PROFESSIONALS

Nestled on the desirable Solent Road in Drayton, this newly refurbished purpose-built flat offers a perfect blend of modern living and comfort. Spanning an impressive 743 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a comfortable home office space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The newly fitted kitchen boasts contemporary design and functionality, ensuring that cooking and dining experiences are both enjoyable and efficient. The flat also includes a well-appointed bathroom, catering to all your daily needs.

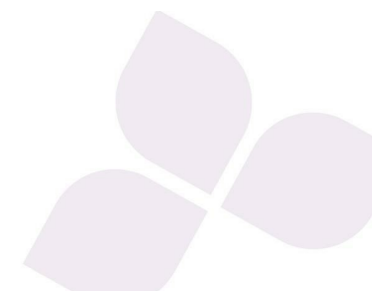
One of the standout features of this property is the convenience of parking, with space available for one vehicle, as well as additional residents' parking. For those in need of extra storage or a workshop, the garage provides an excellent solution.

Located in a sought-after area, this flat is not only a lovely home but also offers easy access to local amenities, schools, and transport links, making it a practical choice for everyday living. With its modern finishes and thoughtful layout, this property is ready for you to move in and make it your own. Don't miss the opportunity to view this charming flat in Drayton, where comfort and convenience await.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

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.

REMOVAL QUOTES

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

COUNCIL TAX BAND B



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		48	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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