









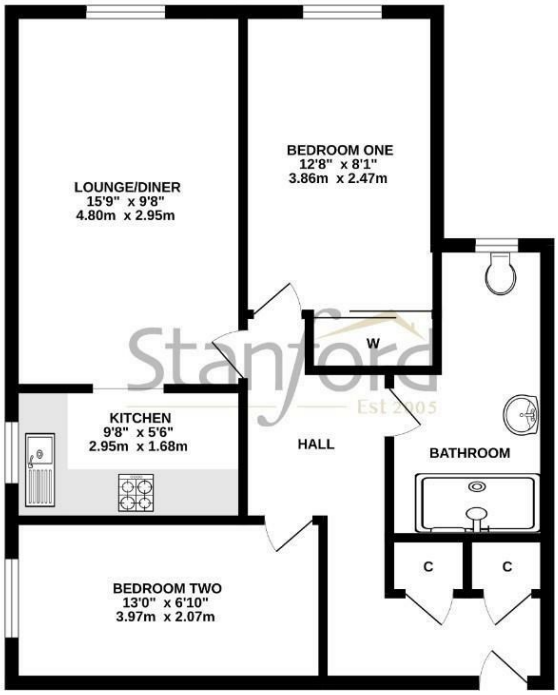


Fair Oak Road, SO50 7AL

Stanford
Est 2005

Per Month
£1,050 Per

TOP FLOOR



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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Stanford Estate Agents are delighted to present this two double bedroom top floor apartment located within the heart of Fair Oak village. The property boasts two double bedrooms, a large shower room, spacious lounge/diner, communal courtyard with water feature and parking within the grounds. Available Now!

Description, Location & Other Information
Accommodation upon entry to the apartment you will find a small lobby for coat and shoes storage. Once inside you are greeted with the hallway and two large storage cupboards. The 15ft lounge/diner is located towards the rear of the apartment and opens into the Kitchen. The modern fitted kitchen comprises of wall and base level units with rolled edge worktops over, built in oven, built in hob with extractor over and space for a fridge/freezer and washing machine. There are two double bedrooms with built in mirrored wardrobes to the principal bedroom. The three piece shower room comprises of a large double width step in shower with glass screen, pedestal wash hand basin and a low level WC.

Externally the development has a courtyard with a small pond in the centre and grounds which are mainly laid to lawn with attractive shrub borders. The parking is on a first come first served basis.

Local Information:
Fair Oak is a semi-rural, small village in the borough of Eastleigh and renowned for its peaceful living offering, Transport links to Winchester, Hedge End and Eastleigh are convenient and an array of amenities are available in the village centre including a chemist, post office facilities and various convenience shops. The local schools are in high demand with the infant, junior and secondary school all achieving "good" status in their latest OFSTED reports.

Further Information:
Local Council: Eastleigh Borough Council
Council Tax Band: B
EPC Rating: C - 74
Windows: Double Glazed
Heating: Electric Heating
Parking: Communal Parking
Utilities: Mains
Broadband: See Ofcom Website
Phone Signal: See signalchecker.co.uk
Viewing: By Appointment Only

Tenancy Information

Holding Fee Tenancy Application -
The tenancy holding deposit is the equivalent of 1 weeks rent which indicates your intentions to proceed with renting the property. Once you have paid your holding fee, we will hold the property for satisfactory references to be sought for an initial period of 15 days from the date of receipt. We are able to extend the period of 15 days agreement deadline by mutual consent in writing should this be required, ie difficulties in obtaining references within the specified time by third parties. Should either you or your guarantors (if applicable) application be unsuccessful because you or any proposed joint tenant(s) change your or their mind(s) and withdraw, fail the rights to rent checks, take the tenancy within a reasonable timescale or fail the referencing process due to the omitting of critical information i.e. adverse credit or misleading information then no monies will be refunded to you.
Security Deposit -
Before your tenancy commences you will be required to make a security deposit equivalent to one month's rent (This may vary dependent on landlords specific instructions or tenants personal circumstances but will be no more than 5 weeks rent). If the property is managed by Stanford Estate Agents then the deposit will be lodged with the (DPS) If the landlord manages the property they will be responsible for the lodging of any deposit with an appropriate and government accredited custodial scheme.
Late Rent Payment Charges -
A default fee is payable for late payment of rent. This rate is 3% above the Bank Of England's base rate and may only be applied once the rent has been outstanding for a period of 14 days from the rent due date.
Lost Keys/ Entry Devices-
There will be a reasonable charge for the replacement of lost keys or other security devices. In the event of an out of hours call out for the replacement or re-entry of the property, again reasonable charges and costs will be made for this.
Early Termination Of Tenancy -
Should the tenant wish to leave their contract early, they shall be liable to the landlord's costs in re-letting the property as well as all rent due under the tenancy until the start date of the replacement tenancy. These costs will be no more than the maximum amount of rent outstanding on the tenancy.
Tenancy Agreement Changes -