

£1,100 Per Calendar Month

Blanchard Avenue, Gosport PO13
8NR

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ AVAILABLE THIS MONTH
- ❖ KITCHEN WITH INTERGRATED WHITE GOODS
- ❖ 2 DOUBLE BEDROOMS
- ❖ JULIET BALCONY
- ❖ CLOSE TO SHOPS, TRANSPORT LINKS AND SCHOOLS
- ❖ LIFT ACCESS
- ❖ ALLOCATED PARKING
- ❖ MODERN THROUGHOUT
- ❖ OPEN PLAN LIVING
- ❖ 603 SQUARE FOOT OF LIVING SPACE

Available this month - Two Bedroom Sixth Floor Apartment with a Lift and Parking

This well-maintained sixth-floor property is part of a modern development completed in 2015 and offers approximately 603 square feet of comfortable living space, ideal for professionals, couples, or small families.

Inside, the flat features two good-sized bedrooms. The open-plan living area is bright and airy, enhanced by a Juliet balcony that brings in natural light and fresh air. The kitchen is integrated within the living space and fitted with white goods including a Fridge Freezer, Washing machine, Dishwasher, Oven and Hob.

The bathroom is finished to a modern standard with a full-sized bath and shower, basin, and WC.

Gas central heating ensures efficient warmth throughout the property, while allocated parking offers a valuable convenience in this busy area. The building benefits from a secure entry system and lift access to all floors.

Situated within walking distance of a large superstore and a variety of local amenities—including cafes, convenience stores, and schools—this location provides excellent everyday convenience. Good bus links nearby allow easy access to Gosport town centre, Fareham, and Portsmouth, making the flat well-suited for commuters.

This property represents a great opportunity to rent a modern, well-equipped home in a popular part of Gosport.

Call today to arrange a viewing

02392 553 636

www.bernardsea.co.uk





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www.bernardsestates.co.uk



PROPERTY INFORMATION

Tenant Fees 2019

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

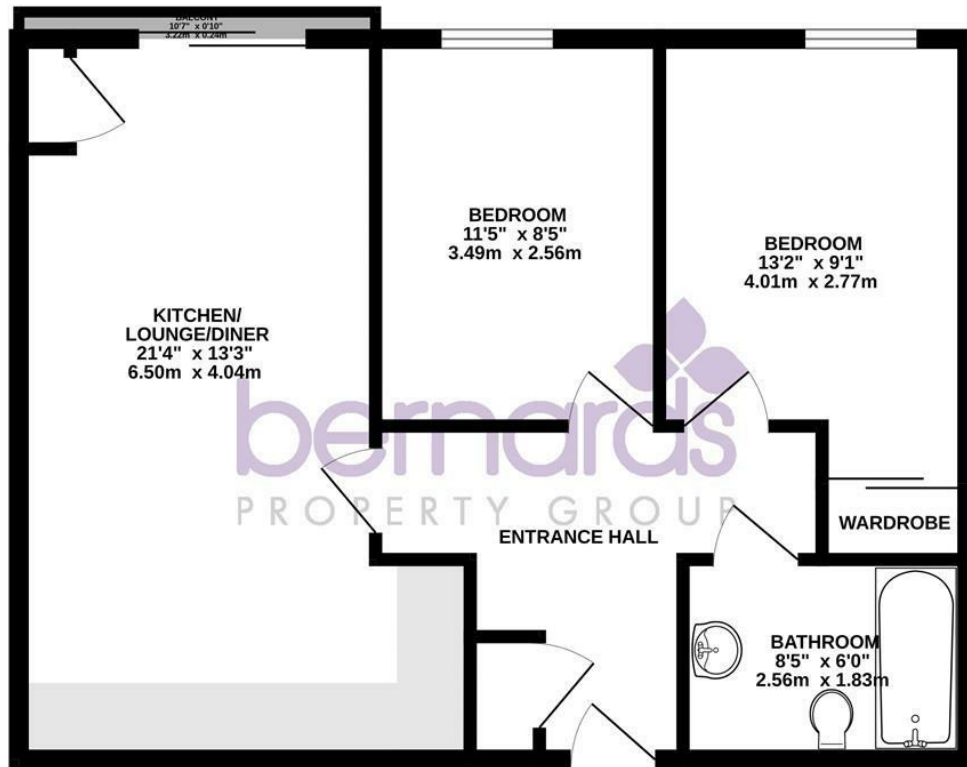
Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(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	

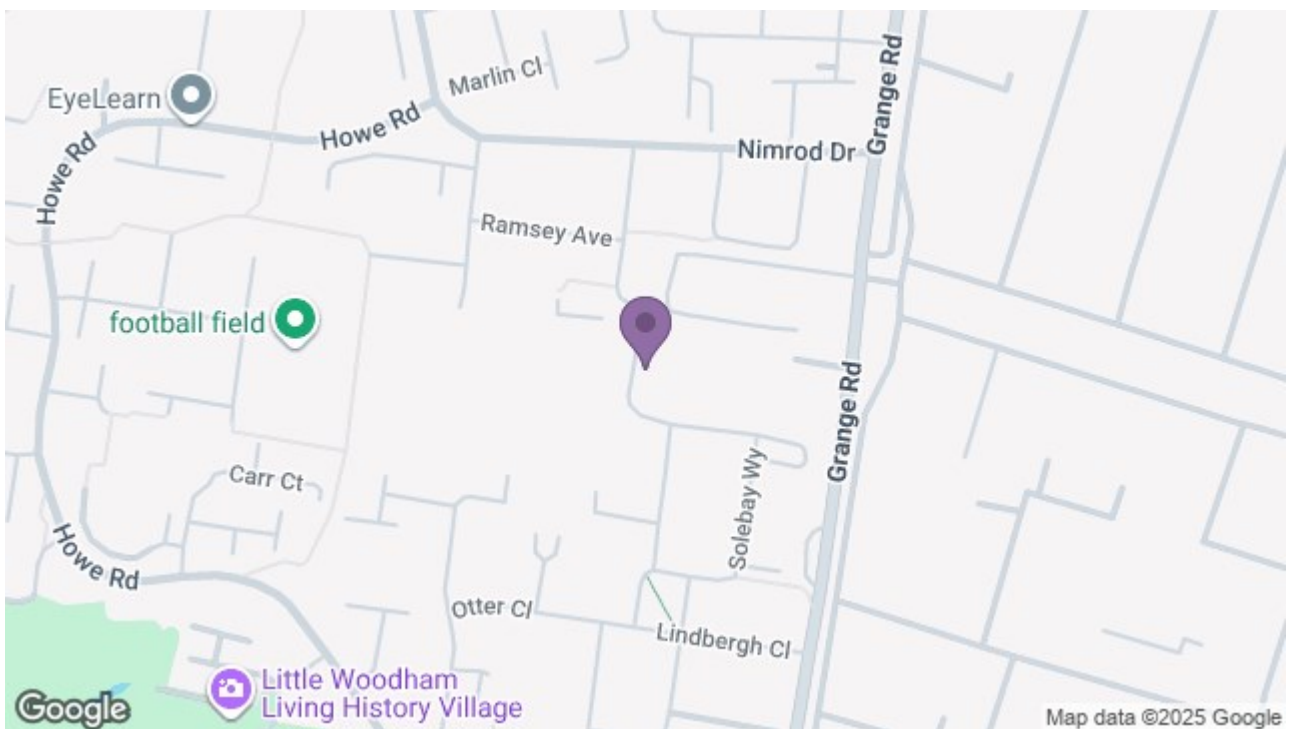


6TH FLOOR
598 sq.ft. (55.5 sq.m.) approx.



TOTAL FLOOR AREA : 598 sq.ft. (55.5 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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