

£1,400 PCM

Mumby Road, Gosport PO12 1AQ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ BRAND NEW DEVELOPMENT
- ❖ TWO BEDROOMS
- ❖ TWO BATHROOMS
- ❖ OPEN PLANNED LIVING
- ❖ MODERN DESIGN
- ❖ NATURALLY DECORATED
- ❖ BALCONY
- ❖ SECOND FLOOR
- ❖ MOVE IN OCTOBER
- ❖ A MUST VIEW

Welcome to Mumby Road, Gosport - a stunning new build flat! This purpose-built property boasts a modern design with two bedrooms and two bathrooms, perfect for comfortable living.

Step inside this brand new development and be greeted by a spacious open-plan living area, ideal for entertaining guests or simply relaxing after a long day. With one reception room, this flat offers a versatile space that can be tailored to suit your lifestyle.

Located in a prime area, this unfurnished flat provides a blank canvas for you to make it your own. Whether you're looking for a stylish city pad or a cosy coastal retreat, this property offers endless possibilities.

Don't miss out on the opportunity to make this two-bedroom, two-bathroom flat your new home. Embrace the convenience of modern living in this beautiful flat on Mumby Road.

Call today to arrange a viewing  
01329756500  
[www.bernardsestates.co.uk](http://www.bernardsestates.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.

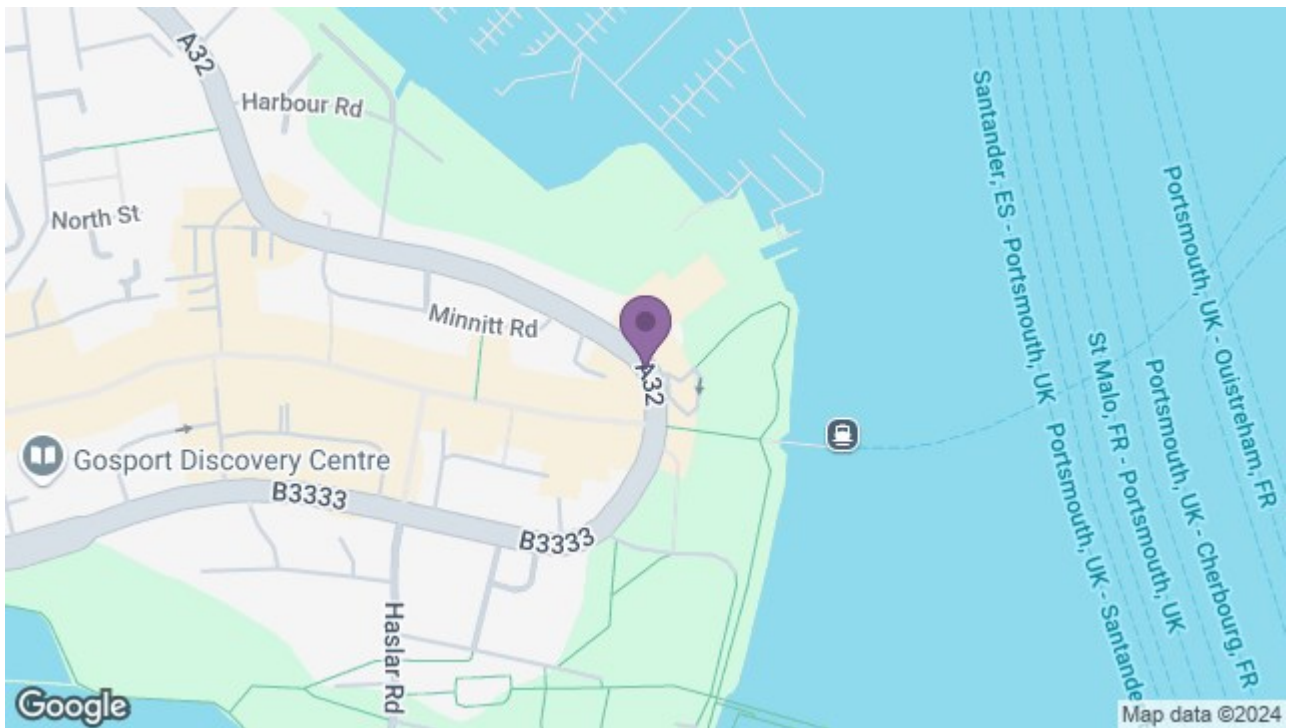
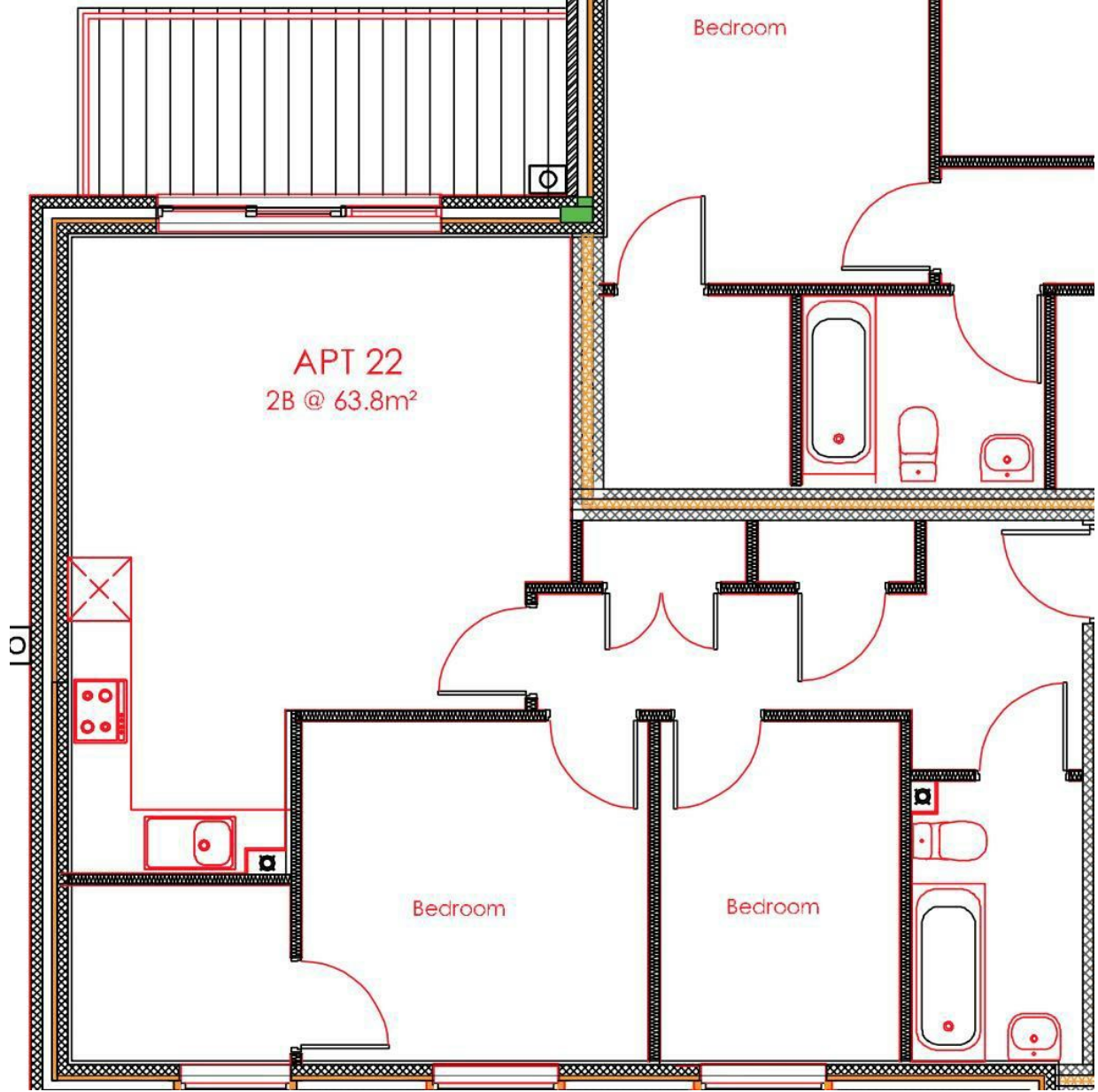
## Right to Rent.

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.



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





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