

£1,450 PCM

Mumby Road, Gosport PO12 1BU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ BRAND NEW DEVELOPMENT
- ❖ TWO BEDROOMS
- ❖ ONE BATHROOM
- ❖ OPEN PLANNED LIVING AREA
- ❖ INTERGRATED WHITE GOODS
- ❖ WELL PRESENTED
- ❖ NATURALLY DECORATED
- ❖ UNFURNISHED
- ❖ MOVE IN OCTOBER
- ❖ A MUST VIEW

Welcome to Mumby Road, Gosport - a location for this delightful new build flat! This purpose-built property boasts a modern design with one reception room, two bedrooms, and one bathroom, offering ample space for comfortable living.

Situated in a brand new development, this flat provides a fresh start for its future residents. With parking available for one vehicle, convenience is at your doorstep. The property is unfurnished, allowing you the freedom to decorate

and personalise the space to your liking.

This lovely flat is set to be available in October, presenting a fantastic opportunity to move into a contemporary home in a sought-after area. Don't miss out on the chance to make this two-bedroom, two-bathroom flat your own - enquire now to secure your spot in this exciting new development on Mumby Road!

Call today to arrange a viewing
01329756500
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.

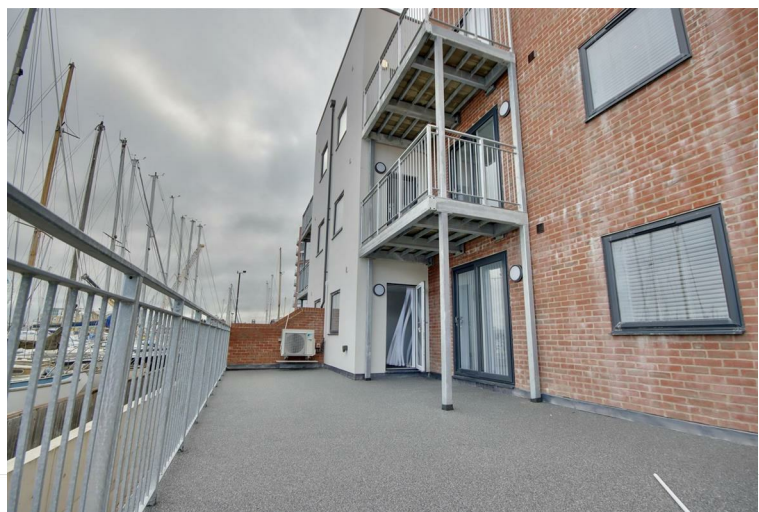
For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- 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.

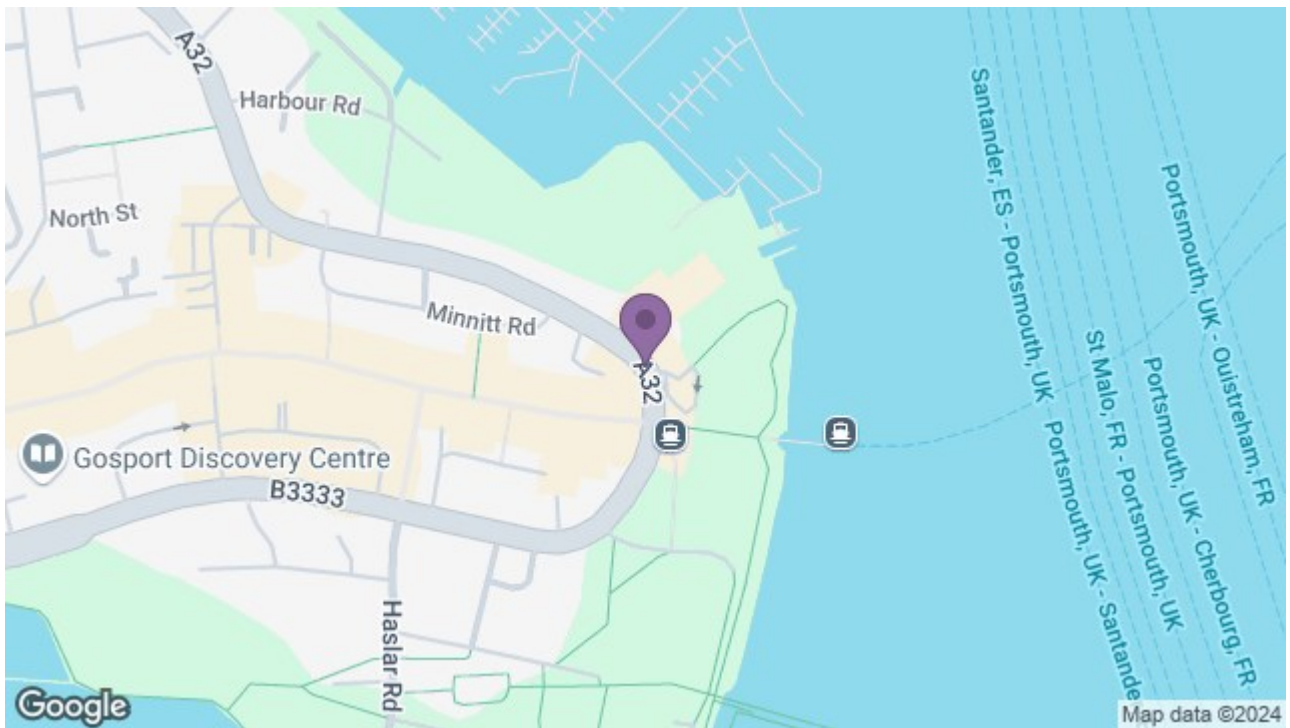
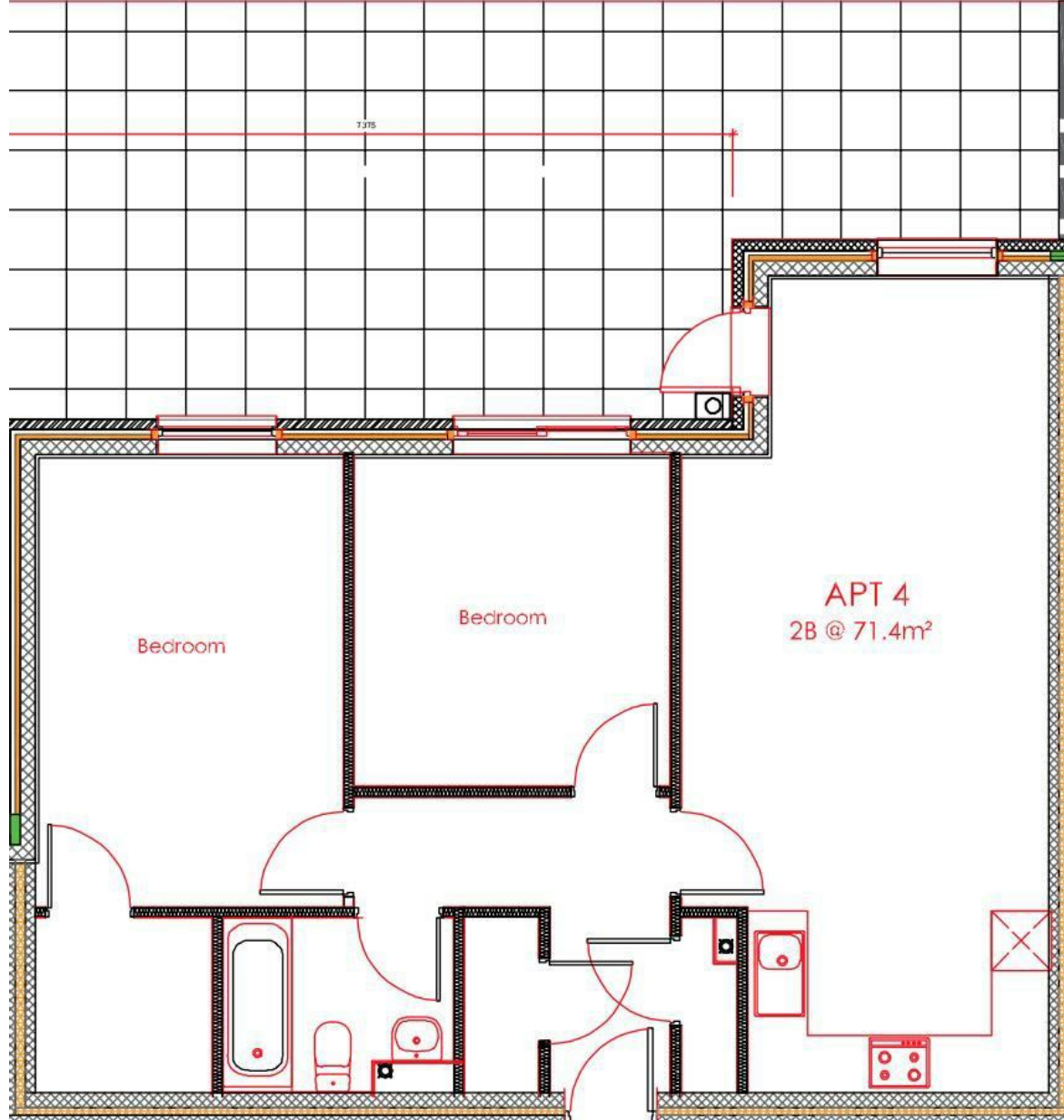
Right to Rent.

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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